

ANNUAL STATUS REPORT
Master Development Order

Reporting Period: September 1999 to September 2005

Development: **Murdock Center AMDA**

Location: Charlotte County

Developer: Atlantic Gulf Communities Corporation
2601 South Bayshore Drive
Miami, Florida 33133

It is noted that Atlantic Gulf Communities Corporation has declared bankruptcy and is no longer doing business in the State of Florida. The corporation has been administratively dissolved by the State of Florida, Division of Corporations. See Exhibit A.

Consequently, this report has been prepared at the direction of Charlotte County on behalf of current property owners/developers who wish to build within the Development of Regional Impact. Information contained in this report was compiled from records of Charlotte County, the Southwest Florida Water Management District, and the Southwest Florida Regional Planning Council.

1. Describe any changes made in the proposed plan of development, phasing, or in the representation contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any action (substantial deviation determinations) taken by local government to address these changes.

**Resolution 2004-049 deleted a 7 acre wetland from the DRI
See Exhibit A.**

2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Provide a copy of the order adopted by the annexing local government.

There has been no change in local government jurisdiction for any portion of the development since the development orders were issued.

3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Atlantic Gulf Communities has not submitted any revised master plans, incremental site plans, etc., not previously provided. Resolution 2004-049 deleted a 7 acre wetland from the DRI. Individual permitting and site plans which have been subsequently prepared by property owners/ developers are on file with the Charlotte County Planning Department.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

See Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer.

Summary of Tracts Sold and Maps showing Development are attached as Exhibit D.

6. Describe any lands purchased or optioned adjacent to the original Development of Regional Impact site subsequent to issuance of the development order. Identify such land, its size, and intended use.

There have been no additional lands purchased or optioned adjacent to the original DRI site.

7. List any substantial local, state, and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Exhibit F contains a summary of local approvals, state and federal permits previously submitted by Atlantic Gulf Communities. No additional permit requests have been submitted by Atlantic Gulf Communities. However there have been additional permits issued to individual site developers. These have been added to Exhibit F.

8. Provide a list specifying each development order condition and each developer commitment as contained in the ADA and state how and when each condition or commitment has been complied with during the annual report reporting period.

Status of Development Order Conditions is attached as Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the annual report.

See Exhibit H.

10. Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), FS

In conformance with Subsections 380.06(15) and (18), FS, copies of the Annual Report have been sent to the following persons:

Daniel Trescott,	Southwest Florida Regional Planning Council
Marisa Barmby,	Southwest Florida Regional Planning Council
Jason Utley,	Charlotte County
Thomas Tumminia,	Department of Community Affairs

October 28, 2005

Date

Person Completing Report
At the Request of Charlotte County
Representing Current Property Owners



ALM Management Corp.
Alan L. Mitchell, President
2323 Cannolot Boulevard
Port Charlotte, FL 33948
Phone: 941-629-0857
FAX: 941-629-0761

Exhibits:

- A. Changes in the Plan of Development**
- B. Not Used** (Change in Governmental Jurisdiction)
- C. Development Summary**
- D. Sales Summary with Map**
- E. Not Used** (Adjacent Lands)
- F. Approvals and Permits**
- G. Status of Development Order Conditions**
- H. Information required by Development Order**

EXHIBIT A
MURDOCK CENTER MASTER DEVELOPMENT ORDER
CHANGES IN THE PLAN OF DEVELOPMENT
SEPTEMBER 2005

1. Describe any changes made in the proposed plan of development, phasing, or in the representation contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any action (substantial deviation determinations) taken by local government to address these changes.

Atlantic Gulf Communities has not requested any subsequent changes to the Development Order except as reported in 1999. The following changes have been made as non-substantial deviations to the Murdock Center Master DO (Resolution 87-48):

(1) Resolution 88-281, initiated by Charlotte County for a construction schedule change to reflect the Kenilworth Agreement dated June 7, 1988, between General Development and the County.

(2) Resolution 89-142, included changes to the Master Development Plan to reflect the existing Charlotte County Zoning and Comprehensive Plan Land Use designation of "Commercial" for a 1.0 acre parcel previously shown as MF-12; and initiated changes to reflect an 11 acre site used for wetlands mitigation.

(3) Resolution 89-367, involved land use and phasing changes and amended the development plan. This amendment included a change from retail/office mix to retail, converted three acres of multi-family to retail and decreased intensity of multi-family and retail uses on various parcels.

(4) Resolution 92-146, adopted on July 14, 1992, provided for the addition of right-of-way for Quesada Avenue, and provided for the possible addition of right-of-way for the Pellam Waterway for storm water treatment and storage should the County opt to widen the canal.

(5) Resolution 92-170-B, adopted on August 18, 1992, provided for amendments to the Increment I Conceptual Master Development Plan and Phasing plans. The land uses changers included a change 18 acres from CP to MF-12; a change of 32 acres from MF-15 to CP, a change of 5 acres from MF-20 to CZ-1, a change of 3 acres from MG and 15 acres of CP to CZ-1 and 6.5 acres from CP to WW and a change of 10 acres from MF-20 to LI. The amendment also changed the transportation proportionate share calculations to reflect the above stated land use changes.

(6) Resolution 93-67, adopted on May 11, 1993, approved an amended Increment II Phasing Schedule, extending the build out date of Increment II to December 30, 2000.

(7) Resolution 93-189, adopted on October 12, 1993, approved an amended AMDA Conceptual Master Development Plan (Map H), which recognized the land uses approved for Increment III.

(8) Resolution 94-96, adopted on June 14, 1994, corrected several scrivener's errors that were contained within Resolution 93-188, specifically the valuation of dedicated right-of-way and the change of Map H to read MF not MF-12.

(9) Resolution 94-102, adopted on June 14, 1994, corrected several scrivener's errors that were contained within Resolution 93-189, specifically Exhibit A, the Murdock Center Land Use Table for Map H, was corrected to properly reflect acreage amounts that had been previously amended.

(10) Resolution 96-1234A0, adopted on December 17, 1996 amended the Increment II Development Order to incorporate a 70,000 sq. ft., 16 screen, 3,132-seat movie theater as an approved use replacing 70,000 sq. ft. of previously approved commercial space.

(11) Resolution 96-230-A0, adopted on July 22, 1996, amended the Murdock Center Master Concept Plan (Map H) by recognizing the new and expanded location of the Pellam Waterway within Increment IV of the DRI.

(12) Resolution 96-231-A0, adopted on July 22, 1996, approved the AIDA Development Order for Increment IV of the Murdock Center DRI.

(13) Resolution 2004-049 adopted March 9, 2004 deleted a 7 acre wetland North of Veterans Boulevard from the DRI.

A. Describe changes in the plan of development or phasing for the reporting year and for the subsequent years.

There have been no changes to the plan of development or phasing submitted by Atlantic Gulf Communities for the reporting period. However, several changes have been made by subsequent developers.

(1) Resolution 2003-053, requested by Heritage Park Associates, amended Map "H" of the incremental DO to reflect:

- 1. Utility Site reduced from 2 acres to 1 acre**
- 2. The 107 acre MF-12 site with 868 dwelling units was increased to 108 acres with 868 dwelling units.**

(2) Resolution 2004-019, requested by Bruce H. Codville, extended the Increment I Build-Out date from June 14, 2003 to June 13, 2008.

(3) Resolution 2004-049 adopted March 9, 2004 deleted a 7 acre wetland North of Veterans Boulevard from the DRI.

(4) A Notice of Proposed Change application for Murdock Center Increment II - Port Charlotte Town Center was approved on December 17, 1996, by the Charlotte Board of County Commissioners. The amendment provides for a 65,146 square foot (sf), 16 screen, 3,132-seat movie theater as an approved use in the regional mall. This use replaces 70,000 sf of previously approved commercial space.

(5) A Notice of Proposed Change (NOPC) application to extend the buildout date for Increment II, Phase II to December 31, 2002 was approved by Charlotte County on February 13, 2001.

(6) A Notice of Proposed Change application to extend the buildout date for Phase II to December 31, 2005 was approved by Charlotte County.

(7) Resolution 2000-090 which was adopted on August 8, 2000 extended the Increment III Build-Out to October 1, 2003.

(8) Resolution 96-1231AA approved three amendments to the original Increment IV Development Order on March 16, 1999. This Resolution was submitted by Murdock Center Development Corporation. These amendments were:

- 1.The build-out date was changed from December 31, 2000 to November 30, 2005.**
- 2.The project name was changed to Century Park Center.**
- 3.The owner was changed to Murdock Center Development Corporation**

B. State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.

There have been no known DRI applications for development approval or requests for a substantial deviation determination filed during the reporting period. At this time, there are not any known applications to be filed during the next year.

C. Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted DO that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

The following Notice of Adoptions were previously submitted:

- a. Resolution 87-280,
- b. Resolution 89-142,
- c. Resolution 89-367.
- d. Resolution 92-146
- e. Resolution 89-147
- f. Resolution 92-170-B
- g. Resolution 92-174
- h. Resolution 93-189
- i. Resolution 94-102
- j. Resolution 96-123-0A0
- k. Resolution 96-123-1A0

The following Resolutions are attached:

- a. Resolution 2003-053
- b. Resolution 2004-049

Also attached:

**Florida Division of Corporations to Administratively Dissolve
Atlantic Gulf Communities within the State of Florida**



Foreign Profit

ATLANTIC GULF COMMUNITIES CORPORATION

PRINCIPAL ADDRESS

13790 NW 4TH STREET
SUITE 113
SUNRISE FL 33325
Changed 05/22/2001

MAILING ADDRESS

13790 NW 4TH STREET
SUITE 113
SUNRISE FL 33325
Changed 05/22/2001

Document Number
809688

FEI Number
590720444

Date Filed
02/22/1954

State
DE

Status
INACTIVE

Effective Date
NONE

Last Event
REVOKED FOR ANNUAL
REPORT

Event Date Filed
09/19/2003

Event Effective Date
NONE

Registered Agent

Name & Address
GRAGG, K.LAWRENCE 200 SOUTH BISCAYNE BLVD., SUITE 4900 MIAMI FL 33131
Registered Agent Resigned: 03/16/2004
Name Changed: 06/27/2000
Address Changed: 05/22/2001

Officer/Director Detail

Name & Address	Title
----------------	-------

BLOCK, JON N 8220 W. SR 84, STE. 200 FORT LAUDERDALE FL 33325	P
GIBLIN, E.M. JR. 13790 NW 4TH ST., STE 113 SUNRISE FL 33325	VST
MILLER, ANDREA 13790 NW 4TH STREET, STE 113 SUNRISE FL 33325	V
AGRANOFF, GERALD N C/O ARBITRAGE, 717 5TH AVE 15FL NEW YORK NY 10022	D

Annual Reports

Report Year	Filed Date
2000	05/16/2000
2001	05/22/2001
2002	05/09/2002

[Previous Filing](#)
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Document Images

Listed below are the images available for this filing.

[03/16/2004 -- Reg. Agent Resignation](#)
[05/09/2002 -- COR - ANN REP/UNIFORM BUS REP](#)
[05/22/2001 -- ANN REP/UNIFORM BUS REP](#)
[06/27/2000 -- Reg. Agent Change](#)
[05/16/2000 -- ANN REP/UNIFORM BUS REP](#)
[04/23/1999 -- ANNUAL REPORT](#)
[02/18/1998 -- ANNUAL REPORT](#)
[05/01/1997 -- ANNUAL REPORT](#)
[04/16/1996 -- 1996 ANNUAL REPORT](#)

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)
[Corporations Help](#)

Aug #14
BCC

RESOLUTION
NUMBER 2003- 053

A RESOLUTION AMENDING RESOLUTION 88-83, A DEVELOPMENT ORDER FOR INCREMENT I OF THE MURDOCK CENTER DEVELOPMENT OF REGIONAL IMPACT AS AMENDED AND IMPACTED BY RESOLUTIONS 89-143, 89-368, 92-147, 92-170A AND 92-174; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION, AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on March 3, 1987, the Board of County Commissioners of Charlotte County, Florida ("the Board") adopted Resolution 87-48, a Master Development Order for the Murdock Center Development of Regional Impact ("DRI"), pursuant to Section 380.06(21), Florida Statutes; and

WHEREAS, the Master Development Order has been amended by Charlotte County Resolution 88-280 on December 13, 1988 (which includes by reference Resolution 88-81 on June 7, 1988), Resolution 89-142 on July 11, 1989, Resolution 89-367 on December 20, 1989, Resolution 92-146 on July 14, 1992, Resolution 92-170-B on August 18, 1992, Resolution 93-189 on October 12, 1993 and Resolution 94-102 on June 21, 1994 (such Master Development Order, as amended, shall be referred to herein as "the Master Development Order"); and

WHEREAS, the Murdock Center DRI addressed in the Master Development Order consists of approximately 646 acres located near the intersection of U.S. 41 and S.R. 776 in Charlotte County; and

WHEREAS, on June 14, 1988, the Board adopted Resolution 88-83, a Development Order for Increment I of the Murdock Center, consisting of approximately 315 acres of mixed use development; and

WHEREAS, the Development Order adopted by Resolution 88-83 was amended by Resolution 89-143 on July 11, 1989, Resolution 89-368 on December 20, 1989, Resolution 92-147 on July 14, 1992, and Resolution 92-170-A on August 18, 1992 (such Development Order as amended shall hereinafter be referred to as "the Increment I D.O."), and was impacted by Resolution 89-35 on February 15, 1989, and Resolution 92-174 on August 25, 1992; and

WHEREAS, the Southwest Florida Regional Planning Council reviewed and considered the amendments to the Increment I D.O. requested by Heritage Park Associates in Petition #NOPC-02-12-04, and recommended acceptance of the proposed development order language finding that the proposed change does not appear to create a

IMAGED L.T.

Minutes



FILE 1028539 OR BK 02208 PG 0498 RECD 04/11/2003 02:28:34 PM
BARBARA T. SCOTT, CLERK, CHARLOTTE CO
REC 33.00

reasonable likelihood of additional regional impacts on regional resources or facilities; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered Petition #NOPC-02-12-04 and also recommends approval finding that this is not a substantial deviation; and

WHEREAS, the Board has reviewed and considered the amendments to the Increment I D.O. requested by Heritage Park Associates and finds that they are consistent with the Charlotte County Comprehensive Plan and with the previously approved Master Development Order and the Increment I D.O. and also finds that pursuant to Florida Statutes, Section 380.06(19), they do not constitute a substantial deviation.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

1. The Increment I D.O., contained in Resolution 88-83, as revised by Resolutions 89-143, 89-368, 92-147, and 92-170-A, is hereby amended as follows:

A. The Increment I Conceptual Master Development Plan (Map "H") of the Increment I D.O. is hereby deleted in its entirety and is replaced with the attached Exhibit "A", consisting of the map prepared by Charlotte Engineering & Surveying, Inc., and titled Murdock Center AIDA: INCREMENT I and the chart titled MURDOCK INCREMENT I LAND USES (such Exhibit "A" shall be hereinafter referred to as "the Revised Map").

B. The Revised Map reflects the following changes:

(i) Utility Site reduced from two (2) acres to one (1) acre and redesignated as Multi Family-12 ("MF-12").

(ii) The one hundred seven (107) acre MF-12 site with 868 dwelling units is increased to one hundred eight (108) acres with 868 dwelling units.

C. The Increment I Master Phasing Plan ("Map H-2") of the Increment I D.O. is hereby deleted in its entirety, and is replaced with the revised map attached hereto as Exhibit "B".

D. Table 12-12-i contained within the Application for Incremental Development Approval, as incorporated by reference within Resolution 88-83, as revised by Resolutions 89-368, 92-147 and 92-170-A, is hereby deleted in its entirety, and is replaced with the revised Table 12-12-i attached hereto as Exhibit "C".

2. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the Increment I D.O.

3. All other terms and conditions of the Increment I D.O. not affected by this

resolution shall remain unchanged and in full force and effect.

4. This resolution shall become effective immediately upon its adoption.

5. The Clerk of the Circuit Court is hereby directed to forward a certified copy of this resolution and its attachments to Roger Wilburn, Department of Community Affairs, Community Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and to Daniel Trescott, Southwest Florida Regional Planning Council, 4980 Bayline Drive, 4th Floor, North Fort Myers, Florida 33918-3909.

PASSED AND DULY ADOPTED this 8 day of April, 2003.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Matthew D. DeBoer
Matthew D. DeBoer, Chairman

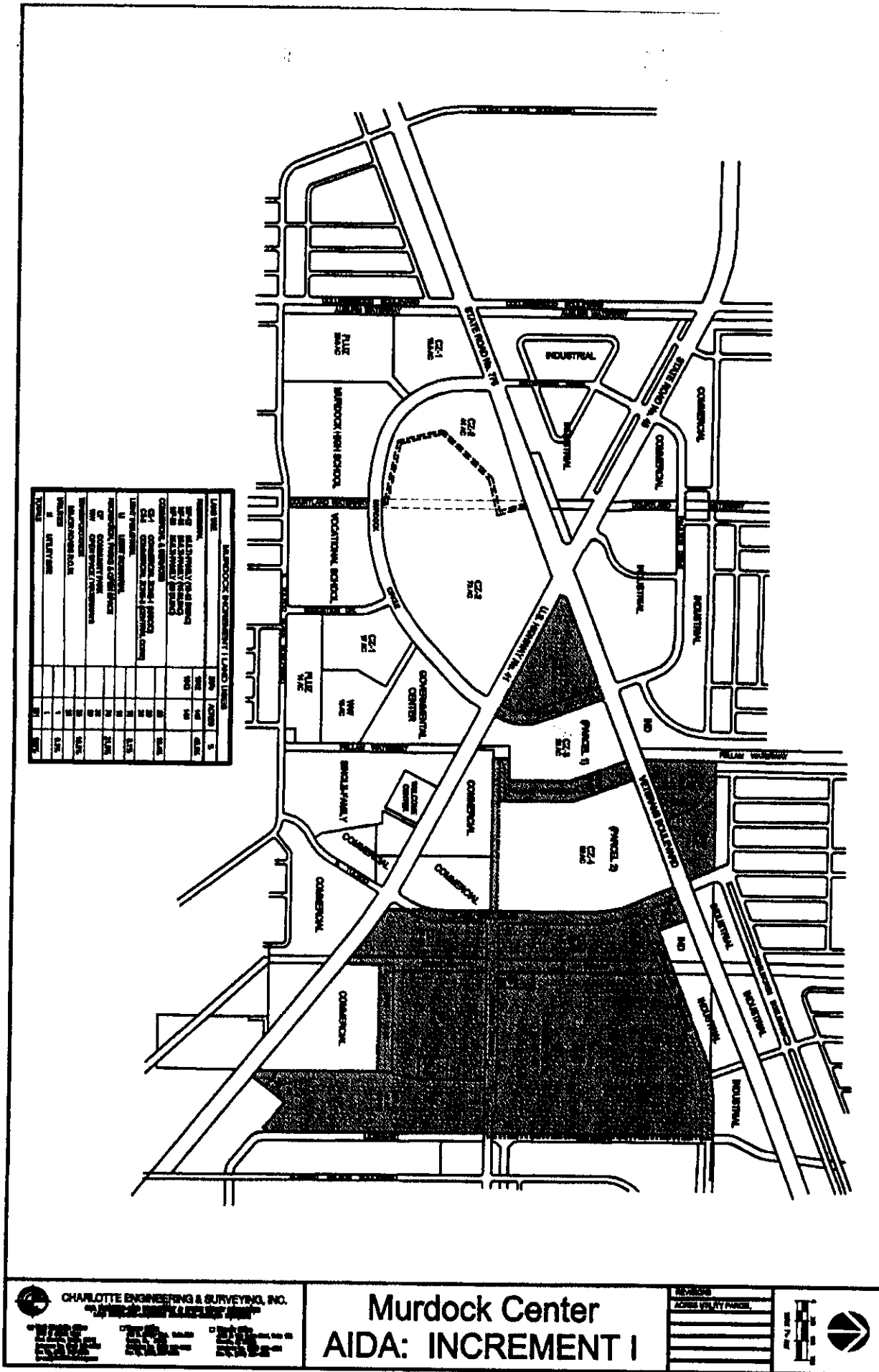
ATTEST:

Barbara T. Scott, Clerk of
Circuit Court and Ex-Officio
Clerk to the Board of County
Commissioners

By: Anne L. Fahlke
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Renee Francis Lee
Renee Francis Lee, County Attorney



**Murdock Center
AIDA: INCREMENT I**

CHARLOTTE ENGINEERING & SURVEYING, INC.
10000 WILSON ROAD
CHARLOTTE, NC 28226
704.581.1234
www.charlotte-engineering.com

REVISIONS
DATE
BY
DESCRIPTION

EXHIBIT "A"

EXHIBIT A

MURDOCK INCREMENT I LAND USES			
LAND USE	DU's	ACRES	%
RESIDENTIAL	1312	146	45.5%
MF-12 MULTI-FAMILY (10-12 DU/AC)	1312	146	
MF-15 MULTI-FAMILY (15 DU/AC)			
MF-20 MULTI-FAMILY (20 DU/AC)			
COMMERCIAL & SERVICES		59	18.4%
CZ-1 COMMERCIAL ZONE-1 (N/GC/O)		39	
CZ-3 COMMERCIAL ZONE-3 (CENTRAL CORE)		20	
LIGHT INDUSTRIAL		10	3.1%
LI LIGHT INDUSTRIAL		10	
RECREATION, PARKS & OPEN SPACE		70	21.8%
CP COMMUNITY PARK		32	
WW OPEN SPACE / WATERWAYS		38	
TRANSPORTATION		35	10.9%
MAJOR ROADS R.O.W.		35	
UTILITIES		1	0.3%
U UTILITY SITE		1	
TOTALS		321	100%



EXHIBIT "B"

EXHIBIT "C"

PROPOSED MURDOCK INCREMENT I LAND USES & PHASING								
LAND USE	PHASE I		PHASE II		PHASE III		TOTAL	
	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU
RESIDENTIAL								
MF-12	44	456	0	0	102	856	145	1,312
MF-15	0	0	0	0	0	0	0	0
MF-20	0	0	0	0	0	0	0	0
SUB-TOTAL	44	456	0	0	102	856	145	1,312
COMMERCIAL								
CZ-1	12	0	27	0	0	0	39	0
RETAIL	0	108,000	0	219,000	0	0	0	327,000
OFFICE	0	0	0	0	0	0	0	0
CZ-3	20	0	0	0	0	0	20	0
RETAIL	0	200,000	0	0	0	0	0	200,000
OFFICE	0	0	0	0	0	0	0	0
SUB-TOTALS								
ACRES	32	0	27	0	0	0	59	0
RETAIL	0	308,000	0	219,000	0	0	0	527,000
OFFICE	0	0	0	0	0	0	0	0
LIGHT INDUSTRIAL	0	0	10	100,000	0	0	10	100,000
OTHERS								
PARK	0	0	32	0	0	0	32	0
OPEN SPACE/WW	16	0	22	0	0	0	38	0
ROAD ROW	33	0	2	0	0	0	35	0
UTILITIES	1	0	0	0	0	0	1	0
TOTAL	126		83		102		321	

Orig.
BCL #14

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02421

RESOLUTION

NUMBER 2004- 044

PGS 1656-1664 (9 Pg(s))
FILE NUMBER 1169221

RECORDED 03/16/2004 02:29:29 PM
RECORDING FEES 42.00

A RESOLUTION AMENDING RESOLUTION 88-83.A, DEVELOPMENT ORDER FOR INCREMENT-I OF THE MURDOCK CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI), AS AMENDED AND IMPACTED BY RESOLUTIONS 89-143, 89-368, 92-146, 92-170A, 92-174, AND 2003-053; FINDING THAT KAPT LIMITED PARTNERSHIP'S NOPC TO DELETE SEVEN ACRES MORE OR LESS OF PROPERTY INSIDE THE DRI, LOCATED IN COMMISSION DISTRICT IV, IN THE GENERAL VICINITY OF S.R. 776 AND TAMiami TRAIL (U.S. 41) IN CHARLOTTE COUNTY DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION UNDER SECTION 380.06(19)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on March 3, 1987, the Board of County Commissioners of Charlotte County, Florida ("the Board") adopted Resolution 87-48, a Master Development Order for the Murdock Center Development of Regional Impact (DRI), pursuant to Section 380.06(21), Florida Statutes, consisting of approximately 646 acres located near the intersection of U.S. 41 and S.R. 776 in Charlotte County; and

WHEREAS, on June 14, 1988, the Board passed and approved Resolution 88-83, constituting the development order for a development of regional impact known as Murdock Center Increment-I, consisting of approximately 315 acres of mixed use development; and

WHEREAS, the Development Order adopted by Resolution 88-83 was amended by Resolution 89-143 on July 11, 1989; Resolution 89-368 on December 20, 1989; Resolution 92-147 on July 14, 1992; Resolution 92-170A on August 18, 1992; and Resolution 2003-053, on April 8, 2003, (such Development Order as amended shall hereinafter be referred to as "the Increment-I D.O."), and was impacted by Resolution 89-35 on February 15, 1989, and Resolution 92-174 on August 25, 1992; and

WHEREAS the buildout date for the Increment-I D.O. was recently extended to June 13, 2008; and

IMAGED IN PG



WHEREAS, the Southwest Florida Regional Planning Council reviewed and considered the amendments to the Increment-I D.O. requested by Kapt Limited Partnership in DRI #9-8485-57 and recommended acceptance of the proposed development order language finding that the proposed change does not appear to create a reasonable likelihood of additional regional impacts on regional resources or facilities; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered NOPC 03-11-05 and also recommends approval, finding that deletion of seven acres more or less of the open space element inside the DRI does not constitute a substantial deviation because it does not individually or cumulatively with other changes create "a decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less" under Section 380.06(19)(b)(13), F.S.; and

WHEREAS, the Board has reviewed and considered the amendments to Increment-I D.O. requested by Kapt Limited Partnership and finds that the amendments are consistent with the Charlotte County Comprehensive Plan, the previously approved Master Development Order, and the Increment-I D.O., and also finds that the amendments do not constitute a substantial deviation under Section 380.06(19)(a) and (b), F.S.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

1. The Increment-I D.O., is hereby amended as follows:

A. The Increment-I Conceptual Master Development Plan (Map "H") of the Increment-I D.O. is hereby deleted in its entirety and is replaced with the attached Exhibit "A," consisting of the map prepared by ABS & Associates, Inc., and titled Murdock Center AIDA: INCREMENT I and the chart titled MURDOCK INCREMENT I LAND USES (such Exhibit "A" shall be hereinafter referred to as "the Revised Map").

B. The Revised Map reflects the deletion of seven acres more or less of open space element inside the DRI (i.e., the deletion of the WW site north of Veterans Boulevard, leaving only the ten acre LI site north of Veterans Boulevard).

C. The Increment-I Master Phasing Plan ("Map H-2") of the Increment-I D.O. is hereby deleted in its entirety and is replaced with the revised map attached hereto as Exhibit "B."

2. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the Increment-I D.O.

3. All other terms and conditions of the Increment-I D.O. not affected by this resolution shall remain unchanged and in full force and effect.

4. This resolution shall become effective immediately upon its adoption.

5. The Clerk of the Circuit Court is hereby directed to forward a certified copy of this resolution and its attachments to Roger Wilburn, Department of Community Affairs, Community Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and to Daniel Trescott, Southwest Florida Regional Planning Council, 4980 Bayline Drive, 4th Floor, North Fort Myers, Florida 33918-3909.

PASSED AND DULY ADOPTED this 9 day of March, 2004.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Matthew D. DeBoer
Matthew D. DeBoer, Chairman

ATTEST:

Barbara T. Scott, Clerk of Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By: Anne L. Pfahler
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Renée Francis Lee
Renée Francis Lee, County Attorney *MCF*

p:\wpdata\maria\resos\Murdock.DRI-Increment-I.openspace.doc/LR2003-574/0122/04

EXHIBIT A

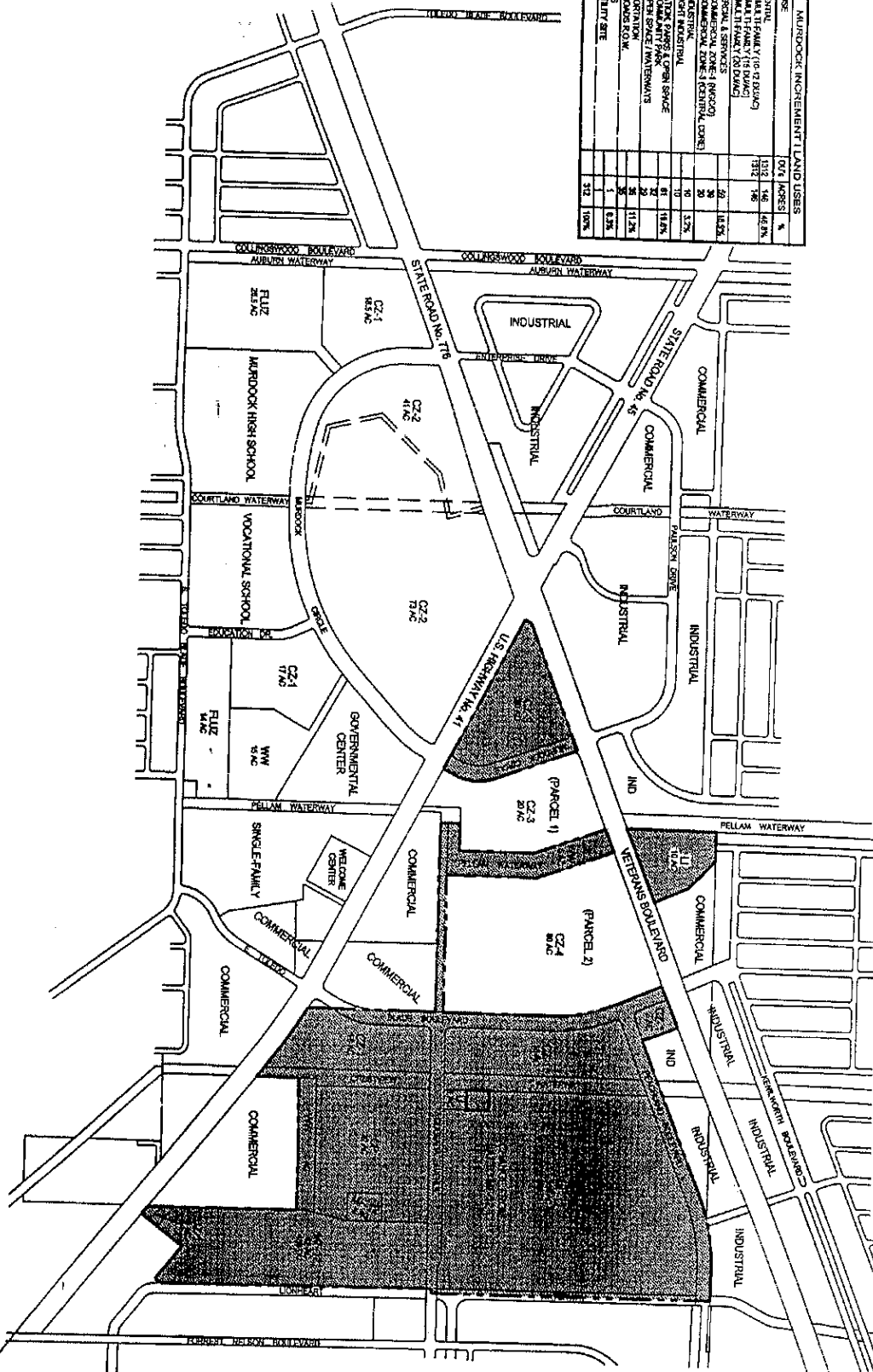
TYPE OF SKETCH:

MURDOCK CENTER
AIDA: INCREMENT 1

NORTH

1"=1200'

LAND USE	ACRES	%
RESIDENTIAL	10.1	46.7%
INDUSTRIAL	10.1	46.7%
COMMERCIAL	10.1	46.7%
GOVERNMENT	10.1	46.7%
EDUCATION	10.1	46.7%
RECREATION	10.1	46.7%
TRANSPORTATION	10.1	46.7%
UTILITIES	10.1	46.7%
UNDEVELOPED	10.1	46.7%
TOTAL	21.2	100%



11322

NOTE: BASE DRAWING AND ORIGINAL DATA PROVIDED
BY CHARLOTTE ENGINEERING & SURVEYING, INC.



ABS

& ASSOCIATES, INC.

CIVIL ENGINEERS / LAND PLANNERS

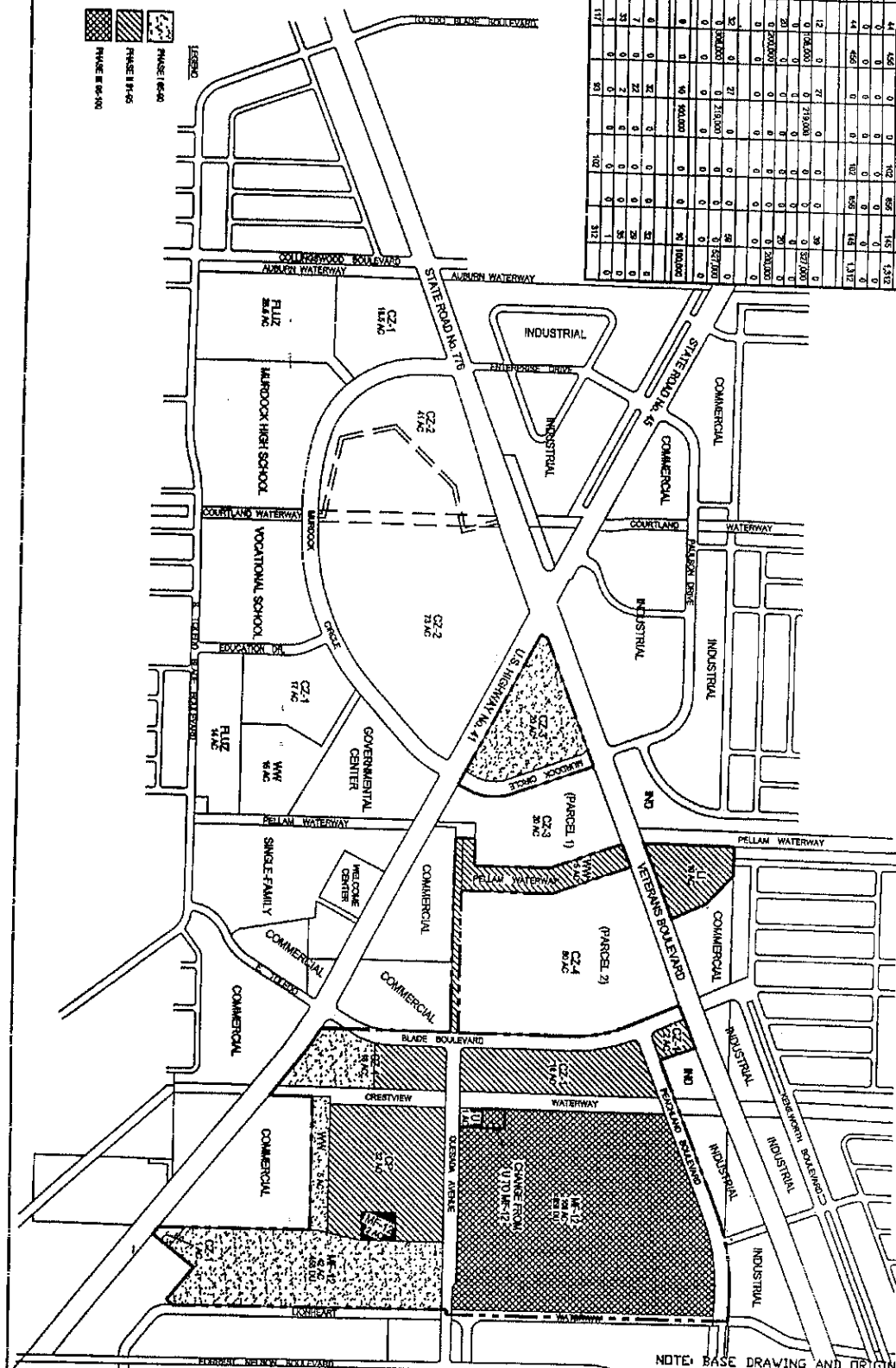
3871 D TAMiami TRAIL, PORT CHARLOTTE, FLORIDA 33952
PORT CHARLOTTE 1 (941) 627-3151
ABS FBPE #3969

EXHIBIT A-1

MURDOCK INCREMENT I LAND USES			
LAND USE	DU's	ACRES	%
RESIDENTIAL	1312	146	46.8%
MF-12 MULTI-FAMILY (10-12 DU/AC)	1312	146	
MF-15 MULTI-FAMILY (15 DU/AC)			
MF-20 MULTI-FAMILY (20 DU/AC)			
COMMERCIAL & SERVICES		59	18.9%
CZ-1 COMMERCIAL ZONE-1 (N/GC/O)		39	
CZ-3 COMMERCIAL ZONE-3 (CENTRAL CORE)		20	
LIGHT INDUSTRIAL		10	3.2%
LI LIGHT INDUSTRIAL		10	
RECREATION, PARKS & OPEN SPACE		61	19.6%
CP COMMUNITY PARK		32	
WW OPEN SPACE / WATERWAYS		29	
TRANSPORTATION		35	11.2%
MAJOR ROADS R.O.W.		35	
UTILITIES		1	0.3%
U UTILITY SITE		1	
TOTALS		312	100%

MURDOCK CENTER
AIDA: INCREMENT i

NORTH

$$i^* = 1200^i$$
[illegible]

NOTE: BASE DRAWING AND ORIGINAL DATA
PROVIDED BY CHARLOTTE ENGINEERING &
SURVEYING, INC.



& ASSOCIATES, INC. 3871
CIVIL ENGINEERS / LAND PLANNERS

3871 D TAMiami TRAIL, PORT CHARLOTTE, FLORIDA 33952

PORT CHARLOTTE 1 (941) 627-3151

ABS FBPE #3969

11322

EXHIBIT B-1

PROPOSED MURDOCK INCREMENT I LAND USES & PHASING								
LAND USE	PHASE I		PHASE II		PHASE III		TOTAL	
	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU
RESIDENTIAL								
MF-12	44	456	0	0	102	856	145	1,312
MF-15	0	0	0	0	0	0	0	0
MF-20	0	0	0	0	0	0	0	0
SUB-TOTAL	44	456	0	0	102	856	145	1,312
COMMERCIAL								
CZ-1	12	0	27	0	0	0	39	0
RETAIL	0	108,000	0	219,000	0	0	0	327,000
OFFICE	0	0	0	0	0	0	0	0
CZ-3	20	0	0	0	0	0	20	0
RETAIL	0	200,000	0	0	0	0	0	200,000
OFFICE	0	0	0	0	0	0	0	0
SUB-TOTALS								
ACRES	32	0	27	0	0	0	59	0
RETAIL	0	308,000	0	219,000	0	0	0	527,000
OFFICE	0	0	0	0	0	0	0	0
LIGHT INDUSTRIAL	0	0	10	100,000	0	0	10	100,000
OTHERS								
PARK	0	0	32	0	0	0	32	0
OPEN SPACE/WW	7	0	22	0	0	0	29	0
ROAD ROW	33	0	2	0	0	0	35	0
UTILITIES	1	0	0	0	0	0	1	0
TOTAL	117		93		102		312	

3/9/04
V 1-9



PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

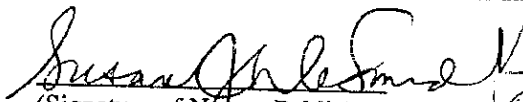
Before the undersigned authority personally appeared Amber Freeman, who on oath says that she is legal clerk of the (Charlotte Sun, Englewood Sun, DeSoto Sun, North Port Sun, Venice Gondolier Sun), a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issues of:

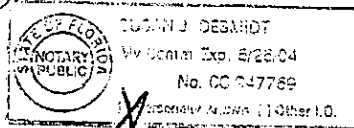
February 28, 2004

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 1st day of March, 2004.


(Signature of Notary Public)



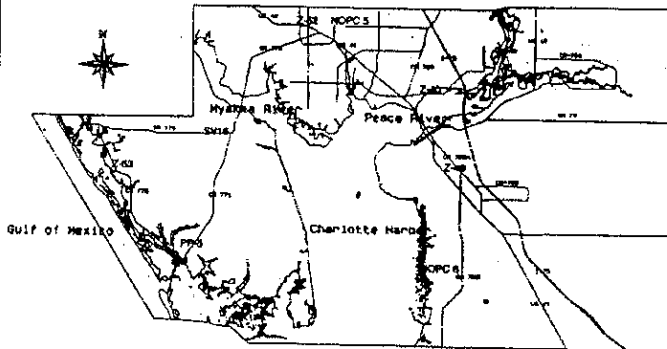
$2 \times 17.5 \times 4.95 = \$ 173.25$

CERTIFIED TRUE COPY
OF THE ORIGINAL
BARBARA T. SCOTT
CLERK OF THE CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

BY: 
DEPUTY CLERK

NOTICE OF PUBLIC HEARING NOTICES OF PROPOSED CHANGES, STREET/PLAT VACATION, PRELIMINARY PLAT AND REZONINGS

PURSUANT TO SECTION 125.66 AND CHAPTER 163, CHAPTER 177, FLORIDA STATUTES, CHAPTER 3-9-7, CHAPTER 336, SECTION 3-9-11 AND SECTION 380.06 FLORIDA STATUTES, CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY GIVE NOTICE OF A PROPOSAL TO CHANGE THE USE OF LAND AS DESCRIBED BELOW.



A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS ON MARCH 9, 2004 AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN THE COMMISSIONERS MEETING ROOM, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE FOLLOWING LOCATIONS:

CHARLOTTE COUNTY COMMUNITY
ALL CHARLOTTE COUNTY PUBLIC LIBRARIES
INTERNET ADDRESS
ALL INTERESTED PERSONS ARE URGED TO ATTEND
THESE PUBLIC HEARINGS

PETITIONS

An ordinance approving an amendment to the Charlotte County Zoning Atlas from Residential Multi-Family-5 (RMF-5) and Agriculture Estates (AE) to Planned Development (PD), for property located in Commission District I, north of Harborview Road, south of Old Landfill Road, west of Rowland Drive, and east of Melissa Court, containing 125.76± acres, more or less, Petition Z-03-11-40, applicant Southwest Florida Land 6 LLC; providing an effective date.

An ordinance approving an amendment to the Charlotte County Zoning Atlas from Agriculture Estates (AE) to Planned Development (PD), for property located in Commission District II, north of Coral Ridge Drive, south of Airport Road, east of Cooper Street, and west of Taylor Road, containing 9.83± acres more or less, Petition Z-03-12-49, applicant Timothy Towles; providing an effective date.

An ordinance approving an amendment to the Charlotte County Zoning Atlas from Commercial General and Residential Multi Family-10 to Commercial Intensive, for property located in Commission District IV, north of Brighton Avenue, south of Geddes Avenue, west of Collingswood Boulevard, and east of Mascot Street, containing 38.67± acres more or less, Petition Z-03-12-52, applicant Charlotte County; providing an effective date.

An ordinance approving an amendment to the Charlotte County Zoning Atlas from Commercial General (CG) and Commercial Intensive (CI) to Industrial Light (IL), for property located in Commission District III, north of C.R. 775, south of S.R. 776 (Oyster Creek development), west of Winchester Blvd., and east of San Casa Blvd, containing 54.93± acres more or less, Petition Z-03-12-53, applicant Charlotte County, providing an effective date.

A resolution amending Resolution 88-83.a, Development Order for Increment-I of the Murdock Center Development of Regional Impact (DRI), as amended and impacted by Resolutions 89-143, 89-368, 92-146, 92-170a, 92-174, and 2003-053; finding that KAPT Limited Partnership's NOPC to delete seven acres more or less of property inside the DRI located in Commission District IV, in the general vicinity of S.R. 776 and Tamiami Trail (U.S. 41) in Charlotte County does not constitute a substantial deviation under section 380.06(19)(b), Florida Statutes; and providing an effective date.

SV-03-12-16

Gulf Cove United Methodist Church is requesting a Street Vacation for Orange Avenue (aka Oarsman). The site is located in Commission District IV, north of Conway Road, and southeast of S.R. 776, Port Charlotte (McCall) area. The site contains 0.248± acres more or less. A complete legal description is on file.

PP-03-11-5

CCC DR LLC is requesting a Preliminary Plat for Coral Creek Club. The site is located in Commission District III, northwest of C.R. 771 (Placida Road) and northeast of C.R. 775, and south of East Branch Coral Creek, Englewood/Placida area. The site contains 211.8± acres more or less. A complete legal description is on file.

PO #2004001455G

PUBLISH FEBRUARY 28, 2004

137818

EXHIBIT C
MURDOCK CENTER AMDA MASTER DO
DEVELOPMENT AND SALES SUMMARY
September 2005

MURDOCK CENTER AMDA LAND USE TYPE	YEAR SOLD	ACRES	PROPOSED THIS PERIOD	BUILT THIS PERIOD	COUNTY DRC #	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	DEVELOPMENT APPROVED OR BUILT		DRI AUTHORIZED	DRI REMAINING
MULTI-FAMILY MF-12								1,146 DU		1,312 DU	166 DU
Oaks III and IV	1990	44.00 AC					453 DU	453 DU			
Heritage Oak Park	1998	105.48 AC					693 DU	693 DU			
COMMERCIAL CZ-1								472,979 SF		682,000 SF	209,021 SF
Quality Self Storage Tax ID: 0070564-002000-7	2002	0.34 AC	8,000 SF	8,000 SF		8,000 SF	8,000 SF	8,000 SF			
State Farm / Pediatrics Partial Bldg in DRI Tax ID: 0070619-002000-2	2002	0.46 AC		7,000 SF			7,000 SF	7,000 SF			
Paradise Shops Old Home Depot Site Tax ID: 0070564-002350-3	2003	11.00 AC	69,182 SF		DSRB-F 89-82	69,182 SF		69,182 SF			
Publix Tax ID: 0070564-002300-4	2003	6.65 AC	62,317 SF	62,317 SF	DSRB-F 04-02	62,317 SF	62,317 SF	62,317 SF			
Quesada Dental Tax ID: 0078755-001010-9	2002	1.10 AC	6,990 SF		DSRB-PF 03-01	6,990 SF		6,990 SF			
Suncoast Schools FCU Tax ID: 0070565-00300-7	1999	1.50 AC	4,703 SF	4,703 SF	DSRB-PF 00-01	4,703 SF	4,703 SF	4,703 SF			
Suncoast Auto Care Tax ID: 0078755-001020-7	2004	1.63 AC	3,533 SF		DSRB-PF 04-01	3,533 SF		3,533 SF			
MFM Properties Vacant Tax ID: 0078755-001030-5	2004	1.63 AC									
Murdock Family Medical Center Tax ID: 0070565-000038-6	2000	3.01 AC	24,910 SF	24,910 SF		24,910 SF	24,910 SF	24,910 SF			
Murdock Village Health Center Tax ID: 0070565-000037-7	2004	3.00 AC	25,000 SF		DSRB-PF 99-27-MM	25,000 SF		25,000 SF			
Toledo Blade Peachland Vacant Tax ID: 0070593-000910-5	2005	7.44 AC									
Charlotte County Vacant Tax ID: 0070564-002500-2	1994	1.09 AC									
Murdock Commercial Center Tax ID: 0070557-003575-9	2004	13.28 AC	111,540 SF		DSRB-P 05-01	111,540 SF		111,540 SF			
Murdock Ambulatory Surgery Center Tax ID: 0070557-003580-2	2004	3.366 AC	13,560 SF		DSRB-F 04-04	13,560 SF		13,560 SF			
Sam's Club Tax ID: 0070557-004400-8	1992	19.08 AC				136,244 SF	136,244 SF	136,244 SF			

EXHIBIT C
MURDOCK CENTER AMDA MASTER DO
DEVELOPMENT AND SALES SUMMARY
September 2005

MURDOCK CENTER AMDA LAND USE TYPE	YEAR SOLD	ACRES	PROPOSED THIS PERIOD	BUILT THIS PERIOD	COUNTY DRC #	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	DEVELOPMENT APPROVED OR BUILT		DRI AUTHORIZED	DRI REMAINING
COMMERCIAL CZ-2		Provided By	URS Corporation	For Simon Prop	erty Group			1,056,668 SF		1,364,000 SF	307,332 SF
Town Center Regional Mall							717,100 SF	717,100 SF		748,500 SF	31,400 SF
Theater							65,146 SF	65,146 SF		70,000 SF	4,854 SF
Peripheral Parcels Including the Following Identified Properties							274,422 SF	274,422 SF		545,500 SF	271,078 SF
McKinley Law Office	1992	1.477 AC					7,920 SF				
Chilli's	1991	1.252 AC					5,516 SF				
Olive Garden / Red Lobster	1989	3.800 AC					9,069 SF				
Bacon's Furniture	2000	5.184 AC					92,860 SF				
SunTrust Bank	1993	5.860 AC					68,262 SF				
Toys R' Us	1990	4.440 AC					45,515 SF				
Sprint Store & Restaurant	2003	1.500 AC	6,059 SF			8,546 SF	2,487 SF	8,545 SF			
Steak N' Shake	1998	1.200 AC					3,640 SF				
Outback Steakhouse	1996	0.87 AC					6,220 SF				
Progressive Health Plex	2002	0.876 AC					9,747 SF				
Olmstead & Wilson	2004	0.566 AC					7,580 SF				
Bob Evans	2003	2.089 AC					5,340 SF				
Bacon's Furniture	2000	1.977 AC									
Bacon's Furniture	2000	0.906 AC									
Murdock Professional Center	2003	3.839 AC									
Port Charlotte Falls Vacant	2005	1.750 AC									
Port Charlotte Falls Vacant	2005	2.352 AC									
Tiki Bar Vacant	2005	0.452 AC									
Cugini Vacant	2005	0.448 AC									
COMMERCIAL CZ-3								191,958 SF		200,000 SF	8,042 SF
Target Tax ID: 0091306-000710-1	1991	11.67 AC					115,270 SF	115,270 SF			
Target Tax ID: 0070557-000140-1	1991	0.123 AC					0	0			
Savon Tax ID: 0091306-000720-9	1994	3.52 AC					53,102 SF	53,102 SF			
Tarpon Coast National Bank Tax ID: 0091306-000730-7	1998	1.11 AC					7,284 SF	7,284 SF			
Sembler Family Partnership 2 Tax ID: 0070557-000130-3	1991	0.123 AC					0	0			
Hess Tax ID: 0091306-000740-5	1992	0.81 AC			DSRB-PF 92-01		5,271 SF	5,271 SF			
Arby's Tax ID: 0091306-000750-2	1992	0.72 AC			DSRB-F 91-34		2,919 SF	2,919 SF			
Hooters Tax ID: 0091306-000760-0	2002	0.72 AC					3,096 SF	3,096 SF			
Denny's Tax ID: 0091306-000780-6	2003	0.99 AC					4,965 SF	4,965 SF			

EXHIBIT C
MURDOCK CENTER AMDA MASTER DO
DEVELOPMENT AND SALES SUMMARY
September 2005

MURDOCK CENTER AMDA LAND USE TYPE	YEAR SOLD	ACRES	PROPOSED THIS PERIOD	BUILT THIS PERIOD	COUNTY DRC #	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	DEVELOPMENT APPROVED OR BUILT		DRI AUTHORIZED	DRI REMAINING
COMMERCIAL CZ-4								370,212 SF		530,000 SF	159,788 SF
Wal*mart Tax ID: 0070557-000000-0	1994	21.98 AC			DSRB-F 94-03	204,564 SF	204,564 SF	204,564 SF			
Applebees Tax ID: 0087792-001020-3	1998	1.34 AC				4,911 SF	4,911 SF	4,911 SF			
Burger King Tax ID: 0087792-001010-5	1995	0.905 AC				2,938 SF	2,938 SF	2,938 SF			
SouthTrust Bank Tax ID: 0087792-001030-1	1995	1.463 AC	3,315 SF	3,315 SF	DSRB-PF 01-01	3,315 SF	3,315 SF	3,315 SF			
Home Depot Tax ID: 0086568-500500-7	2003	16.2257 AC	147,908 SF	136,858 SF	DSRB-F 02-05	147,908 SF	136,858 SF	147,908 SF			
Colonial Bank Tax ID: 0086568-500100-1	2004	1.2058 AC	3,448 SF	3,448 SF	DSRB-F 04-03	3,448 SF	3,448 SF	3,448 SF			
Wendy's Tax ID: 0086568-500300-9	2004	1.0 AC	3,128 SF	3,128 SF	DSRB-F 03-03	3,128 SF	3,128 SF	3,128 SF			
Vacant Commercial Fullenkamp Tax ID: 0086568-500400-8	2003	1.1201 AC				0	0	0			
Vacant Commercial Mango Development Tax ID: 0070565-000007-3	2004	41.92 AC				0	0	0			
OFFICE CZ-4								44,048 SF		60,000 SF	15,952 SF
Century 21 Tax ID: 0086568-500200-0	2004	1.4038 AC	11,952 SF		DSRB-F 05-02	11,952 SF	0	11,952 SF			
Stevens Dental Center Tax ID: 0070565-000035-9	2002	0.464 AC	2,645 SF	2,645 SF	DSRB-PF 04-03	2,645 SF	2,645 SF	2,645 SF			
One Stop Center Tax ID: 0070565-000030-4	1997	3.553 AC				29,451 SF	29,451 SF	29,451 SF			
Vacant Commercial Mango Development Tax ID: 0070565-000007-3	2004					0	0	0			
HOTEL CZ-4										250 Rooms	250 Rooms
Vacant Commercial Mango Development Tax ID: 0070565-000007-3	2004					0	0	0			

EXHIBIT C
MURDOCK CENTER AMDA MASTER DO
DEVELOPMENT AND SALES SUMMARY
September 2005

MURDOCK CENTER AMDA LAND USE TYPE	YEAR SOLD	ACRES	PROPOSED THIS PERIOD	BUILT THIS PERIOD	COUNTY DRC #	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	DEVELOPMENT APPROVED OR BUILT		DRI AUTHORIZED	DRI REMAINING
FLUZ								323.04 MF-DU		486 MF-DU	163 MF-DU
MULTI-FAMILY											
Murdock Circle Afford Housing Tax ID: 0070557-004100-1	2000	18.004 AC	264 DU	264 DU		264 DU	264 DU	264 DU			
NURSING HOME							120 Beds	20.4 Equivilant DU		per DO each	Bed = 0.17
Tandem Health Care Tax ID: 0070557-003900-5	2002	6.75 AC				120 Beds	120 Beds	120 Beds			
ACLF							138 Units	38.64 Equivilant DU		per DO each	Unit = 0.28
Bon Secours Assisted Living Tax ID: 0070557-003910-3	2005	3.757 AC				96 Units	96 Units	96 Units			
Alterra Sterling House Tax ID: 0070557-003850-5	1997	2.733 AC				42 Units	42 Units	42 Units			
INSTITUTIONAL											
Port Charlotte High School Tax ID: 0070557-004060-9	2000	5.735 AC									
Port Charlotte High School Tax ID: 0070557-004700-5	2000	1.248 AC									
INDUSTRIAL											
Oaks III Wharehouse Tax ID: 0070564-002520-8	1990	1.09 AC					3,045 SF	3,045 SF			
FPL Relay Station Tax ID: 0070564-002420-9	1992	10.02 AC					2,050 SF	2,050 SF			
PARK								32.19 AC		32.00 AC	(0.19) AC
Franz Ross Park Tax ID: 0070564-002600-1	1992	26.38 AC		3,429 SF			3,429 SF	26.38 AC			
Charlotte County YMCA Tax ID: 0070564-002650-0	1992	5.51 AC		23,349 SF			23,349 SF	5.51 AC			
Ponce De Leon Park Tax ID: 0070590-00800-1	1985	0.30 AC						0.30 AC			

EXHIBIT C
MURDOCK CENTER AMDA MASTER DO
DEVELOPMENT AND SALES SUMMARY
September 2005

MURDOCK CENTER AMDA LAND USE TYPE	YEAR SOLD	ACRES	PROPOSED THIS PERIOD	BUILT THIS PERIOD	COUNTY DRC #	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	DEVELOPMENT APPROVED OR BUILT		DRI AUTHORIZED	DRI REMAINING
OPEN SPACE / WW								16.77 AC		38.00 AC	21.23 AC
Lion Heart Waterway Tax ID: 0070565-000110-7		2.90 AC						2.90 AC			
DDR Corporation Wetland Tax ID: 0070564-002400-3	2004	7.00 AC				Deleted from DRI By Res 2004-049		Deleted from DRI By Res 2004-049		Deleted from DRI By Res 2004-049	
Crestview Waterway N of Quesada Tax ID: 0070565-000100-9		6.71 AC						6.71 AC			
Crestview Waterway S of Quesada Tax ID: 0070564-002700-0		2.00 AC						2.00 AC			
Murdock Carousel Open Space Tax ID: 0087621-100060-1	1994	5.16 AC						5.16 AC			
Pellam Waterway		11.47 AC					10.90 AC	10.90 AC		11.47 AC	
UTILITIES										1.00 AC	0.00 AC
Quesada Avenue Lift Station Tax ID: 0070565-000010-8	1985	1.00 AC					1.00 AC	1.00 AC		1.00 AC	0.00 AC
Atlantic Gulf Lift Station Tax ID: 0070557-003500-9	1998	0.054 AC				0.054 AC	0.054 AC				
ROW											
Charlotte County Toledo Blade Tax ID: 0070557-004050-1	1997	1.16 AC									
Charlotte County Toledo Blade Tax ID: 0070557-003500-8	1997	1.88 AC									

EXHIBIT D
MURDOCK CENTER AMDA (MASTER DO)
SALES OF PROPERTY WITHIN THE DRI
September 2005

MURDOCK CENTER INCREMENT I

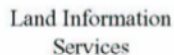
Map #	Date Sold	Size	Purchaser	Development Name
MULTI-FAMILY MF-12				
1.	1990	44.00	Oaks III and IV	Residential Condominium
2.	1998	104.48	Heritage Oak Park	Residential
COMMERCIAL CZ-1				
1.	2002	0.34	J.B.Baldwin, Trustee	Quality Self Storage
2.	2002	0.46	Brilyn, Inc.	State Farm / Pediatrics
3.	2003	11.00	Win-Tamiami, LTD	Paradise Shops (Old Home Depot Parcel)
4.	2003	6.56	Alliant Quesada, LLC	Publix
5.	2002	1.10	Panther Hollow, LLC	Panther Hollow Dental Lodge
6.	1999	1.50	Suncoast Schools Fed Credit Union	Suncoast Schools Fed C U
7.	2004	1.63	Suncoast Auto Care	Twin Bay Car Wash (proposed)
8.	2004	1.63	MFM Properties LLC	Vacant
9.	2000	3.01	Arbor Oaks I and Arbor Oaks II	Murdock Family Medical Center
10.	2004	3.00	Murdock Village Health Centers	Charlotte Imaging (proposed)
11.	2005	7.44	Toledo Blade Peachland LLC	Vacant
12.	1994	1.09	Charlotte County	Vacant
COMMERCIAL CZ-3				
1.	1991	11.67	Dayton Hudson Corp	Target Store
2.	1994	3.52	Kane Furniture Corp	Savon Furniture Store
3.	1998	1.11	Tarpon Coast National Bank	Tarpon Coast National Bank
4.	1992	0.81	Hess Realty Corp	Hess Mart
5.	1992	0.72	Bailey Company	Arby's Restaurant
6.	2002	0.72	Mauhi Enterprises	Hooters
7.	2003	0.99	Levyco, LLC	Denny's Restaurant
INDUSTRIAL				
1.	1994	2.90	Kenneth and Berinda Levy	Vacant
2.	1990	1.09	Oaks III Condo Association	Common Element Warehouse
3.	1992	10.02	Florida Power & Light Company	FPL Relay Station

MURDOCK CENTER INCREMENT I
(continued)

Map #	Date Sold	Size	Purchaser	Development Name
PARK				
1.	1992	26.38	Charlotte County	Franz Ross Park
2.	1992	5.51	Charlotte County YMCA	YMCA
3.	1985	0.30	Charlotte County	Ponce De Leon Park
OPEN SPACE / WW				
1.		2.90	Charlotte County	Lion Heart Waterway
2.	2004	17.11	DDR Corporation	Wetland (Deleted from DRI by Resolution 2004-049)
3.		6.71	Charlotte County	Crestview Waterway N of Quesada
4.		2.00	Charlotte County	Crestview Waterway S of Quesada
5.	1994	5.16	TCW Special Credits Fund IV	Open Space Murdock Carousel

Increment I Attachments:

1. Property Location Map CZ-1
2. Property Location Map CZ-3
3. Property Location Map MF-12, IL, Park
4. Property Location Map Open Space- WW

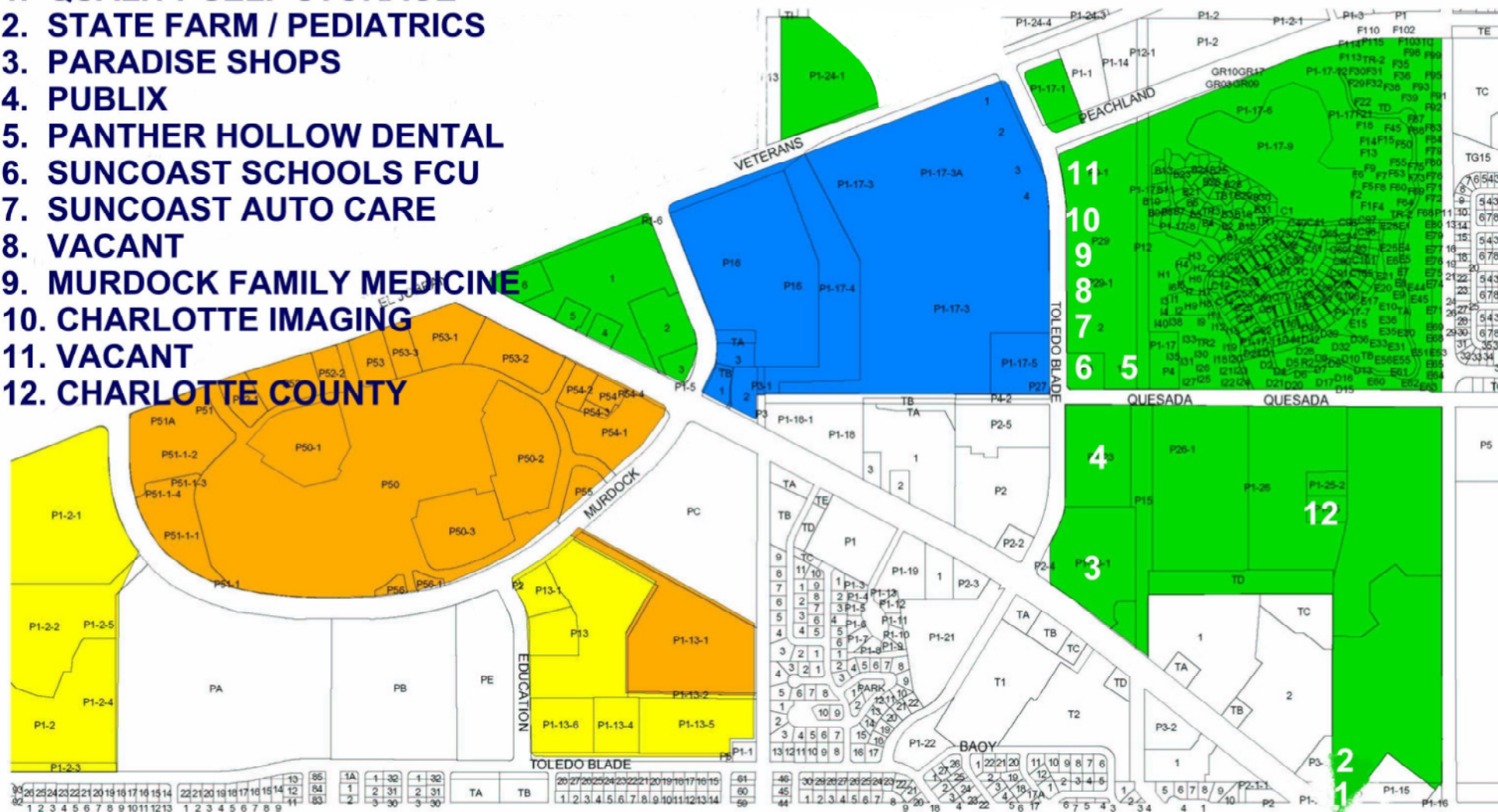
**INCREMENT I** Page 1 of 4

Mapped January 13, 2005 by Maggie Hayes


This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no warranties, implied or otherwise.

COMMERCIAL CZ-1 DEVELOPMENTS

1. **QUALITY SELF STORAGE**
2. **STATE FARM / PEDIATRICS**
3. **PARADISE SHOPS**
4. **PUBLIX**
5. **PANTHER HOLLOW DENTAL**
6. **SUNCOAST SCHOOLS FCU**
7. **SUNCOAST AUTO CARE**
8. **VACANT**
9. **MURDOCK FAMILY MEDICINE**
10. **CHARLOTTE IMAGING**
11. **VACANT**
12. **CHARLOTTE COUNTY**



SEPTEMBER 2005

 Murdock1  Murdock2  Murdock3  Murdock4



Land Information
Services



0 200 400 Feet

MURDOCK CENTER DRI

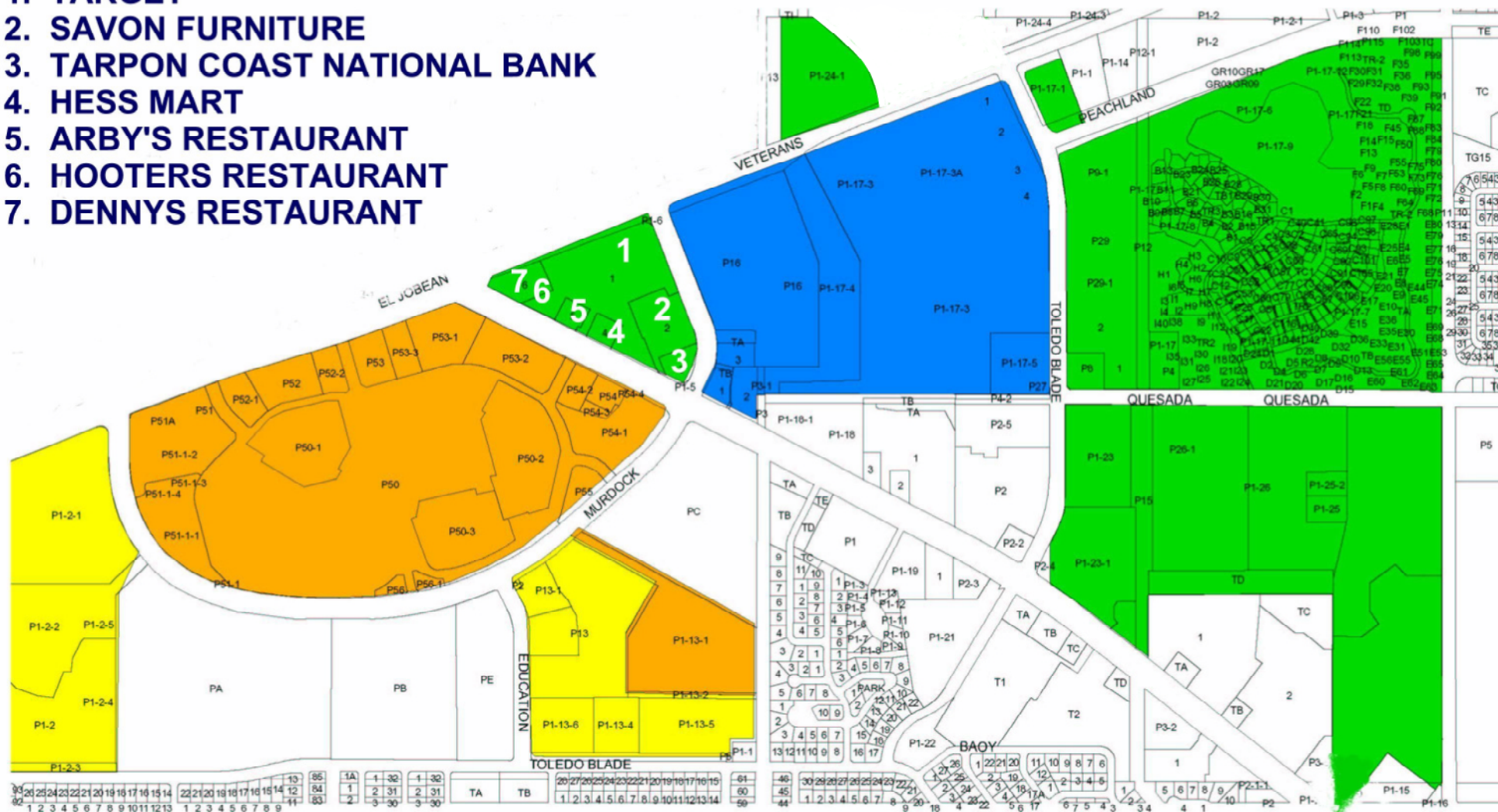
INCREMENT I Page 2 of 4

Mapped January 13, 2005 by Maggie Hayes

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COMMERCIAL CZ-3 DEVELOPMENTS

1. TARGET
2. SAVON FURNITURE
3. TARPON COAST NATIONAL BANK
4. HESS MART
5. ARBY'S RESTAURANT
6. HOOTERS RESTAURANT
7. DENNYS RESTAURANT



SEPTEMBER 2005

 Murdock1  Murdock2  Murdock3  Murdock4



Land Information
Services



0 250 500 Feet

MURDOCK CENTER DRI

INCREMENT I Page 3 of 4

Mapped January 13, 2005 by Maggie Hayes

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no accuracies, implied or otherwise.

MULTI-FAMILY MF-12

A. OAKS III AND IV

B. HERITAGE OAK PARK

INDUSTRIAL LI

1. VACANT

2. OAKS III ASSOCIATION

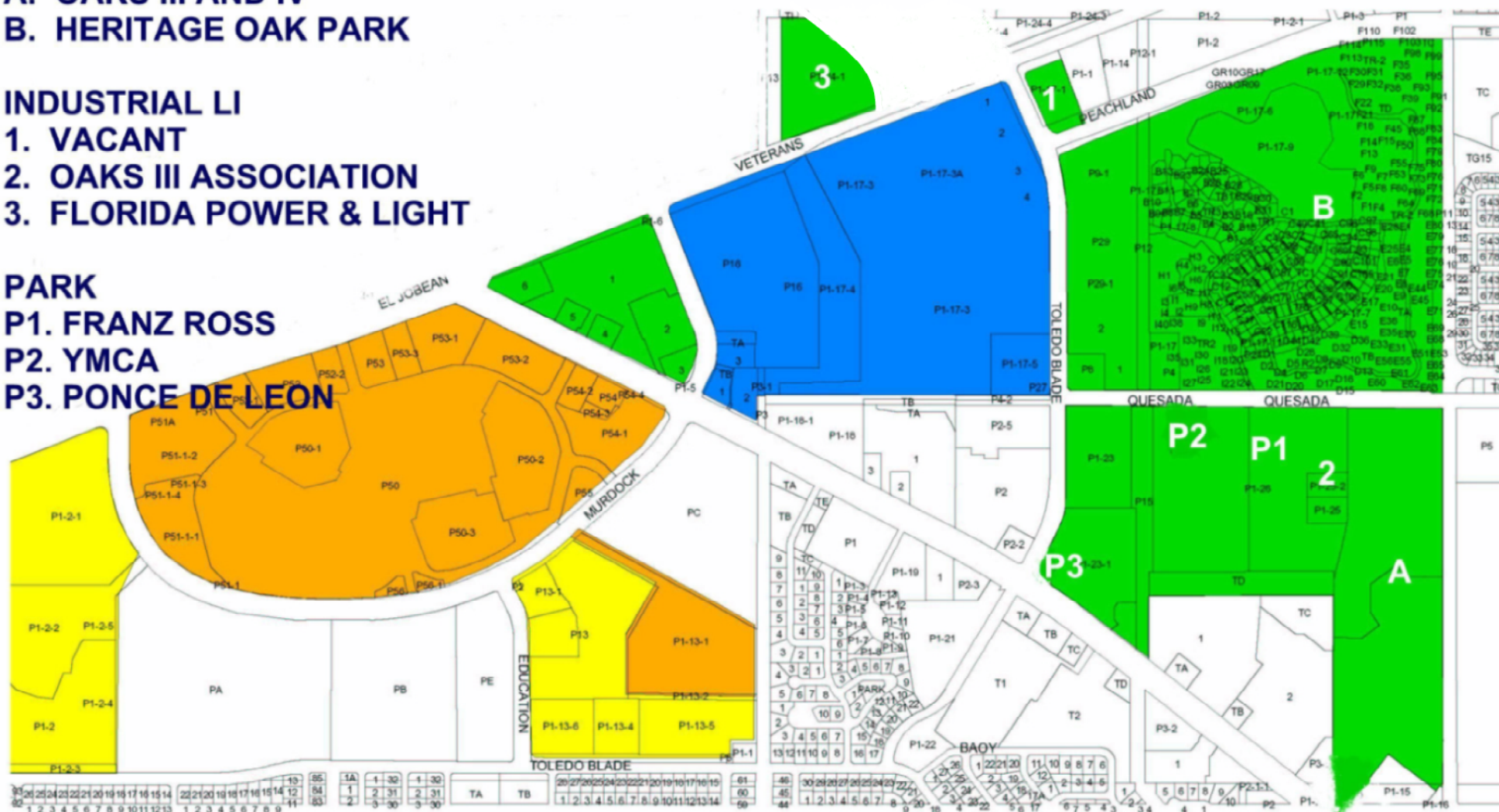
3. FLORIDA POWER & LIGHT

PARK

P1. FRANZ ROSS

P2. YMCA

P3. PONCE DE LEON



SEPTEMBER 2005

Murdock1
 Murdock2
 Murdock3
 Murdock4



Land Information
Services



0 200 400 Feet

MURDOCK CENTER DRI

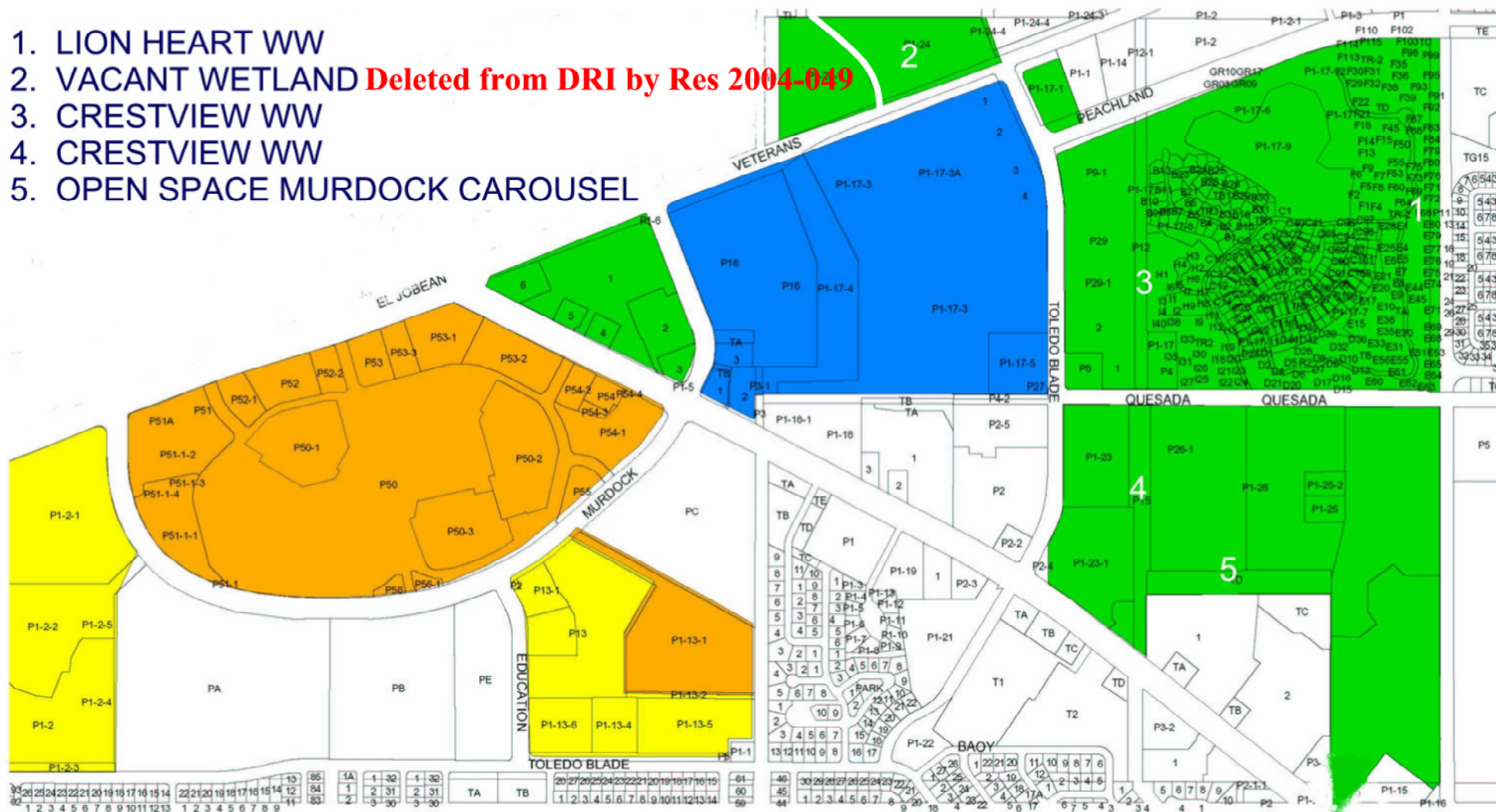
INCREMENT 1 Page 4 of 4

Mapped January 13, 2005 by Maggie Hayes

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OPEN SPACE / WW

1. LION HEART WW
2. VACANT WETLAND Deleted from DRI by Res 2004-049
3. CRESTVIEW WW
4. CRESTVIEW WW
5. OPEN SPACE MURDOCK CAROUSEL



SEPTEMBER 2005

Murdock1 Murdock2 Murdock3 Murdock4

MURDOCK CENTER INCREMENT II
(Provided by URS on behalf of Simon Properties)

Map #	Date Sold	Size	Purchaser	Development Name
1.		1.477	BMI	McKinley Law Firm
2.		1.252	Chili's, Inc	Chili's Restaurant
3.		3.800	General Mills	Olive garden / Red Lobster
4.		5.184	Bacon's Furniture	Bacon's Furniture
5.		5.860	SunTrust	SunTrust Bank Offices
6.		4.440	Toys R' Us	Toys R' Us
7.		1.500	Sprint	Sprint Store
8.		1.200	Steak N' Shake	Steak N' Shake
9.		0.870	Outback Steakhouse	Outback Steakhouse
10.		0.876	Progressive Health Plex	Progressive Health Plex
11.		0.566	Olmstead & Wilson	Olmstead & Wilson
12.		2.089	Bob Evans	Bob Evans Restaurant
13.		1.977	Bacon's Furniture	Bacon's Furniture
14.		0.906	Bacon's Furniture	Bacon's Furniture
15.		3.839	Murdock Professional Center	Murdock Professional Center
16.		1.750	Port Charlotte Falls	Vacant
17.		2.352	Port Charlotte Falls	Vacant
18.		0.452	Tiki Bar	Vacant
19.		0.448	Cugini	Vacant

Increment II Attachments:

1. Property Location Map CZ-2



Land Information
Services



0 20 40 Feet

MURDOCK CENTER DRI

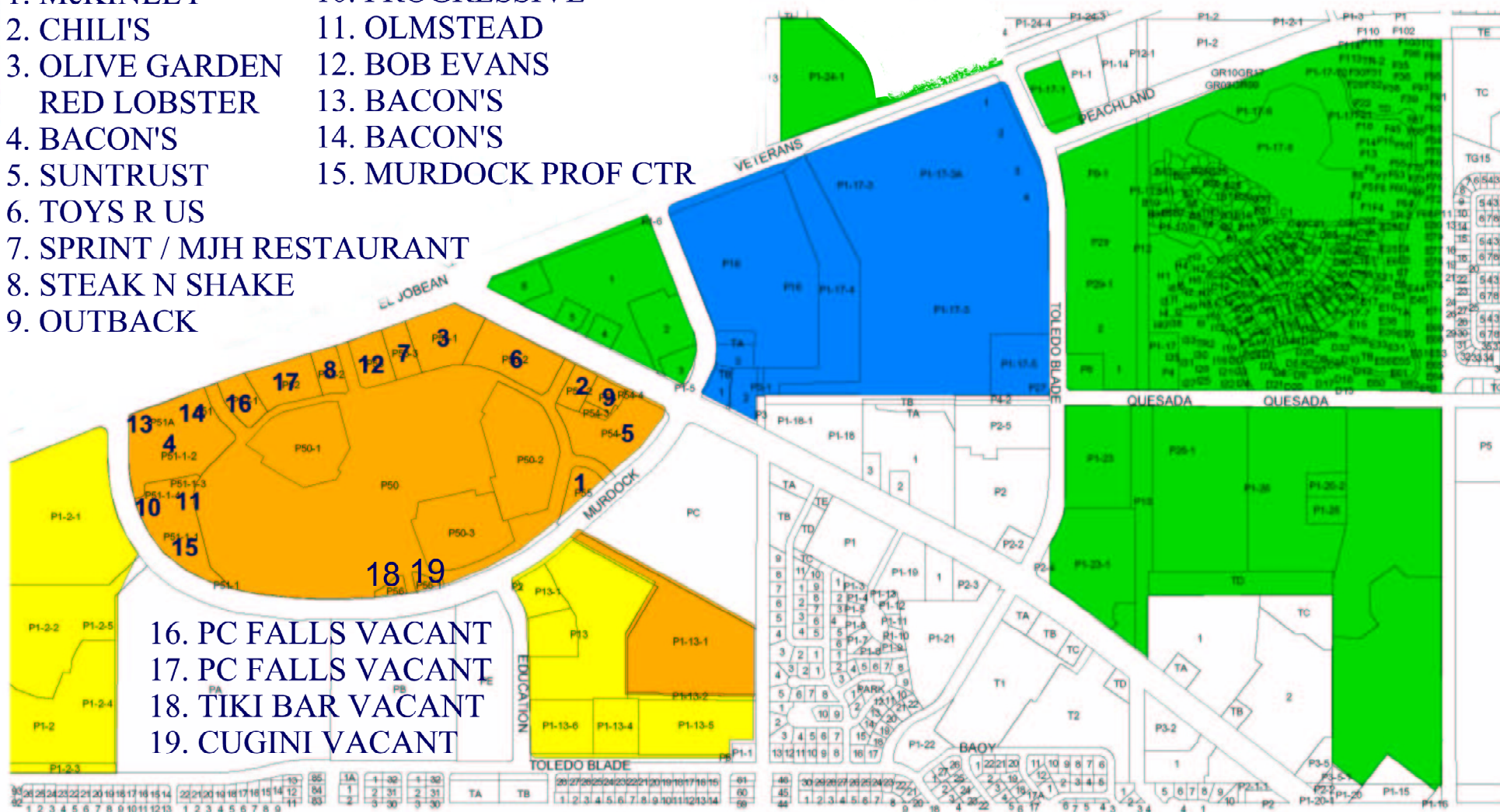
INCREMENT II

Mapped January 13, 2005 by Maggie Hayes

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compiled public information. It is
believed to be an accurate and
true depiction for the stated
purpose, but Charlotte County
and its employees make no
warranty, express or otherwise.

DEVELOPMENTS

- | | |
|----------------------------|----------------------|
| 1. McKINLEY | 10. PROGRESSIVE |
| 2. CHILI'S | 11. OLMSTEAD |
| 3. OLIVE GARDEN | 12. BOB EVANS |
| RED LOBSTER | 13. BACON'S |
| 4. BACON'S | 14. BACON'S |
| 5. SUNTRUST | 15. MURDOCK PROF CTR |
| 6. TOYS R US | |
| 7. SPRINT / MJH RESTAURANT | |
| 8. STEAK N SHAKE | |
| 9. OUTBACK | |



16. PC FALLS VACANT
17. PC FALLS VACANT
18. TIKI BAR VACANT
19. CUGINI VACANT

SEPTEMBER 2005

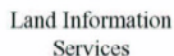
■ Murdock1 ■ Murdock2 ■ Murdock3 ■ Murdock4

MURDOCK CENTER INCREMENT III

Map #	Date Sold	Size	Purchaser	Development Name
1.	1992	19.08	Wal-Mart Stores, Inc	Sam's Club
2.	2000	18.04	Murdock Circle Partners, LTD	Murdock Circle Apartments
3.	2002	6.75	RE Port Charlotte, Inc.	Tandem Health Care
4.	1997	2.73	Nationwide Health Properties	Alterra Sterling House
5.	2005	3.76	18400 Toledo Blade, LLC	Bon Secours Assisted Living
6.	2004	13.28	Peace River Development, LLC	Murdock Commercial Center
7.	2004	3.67	MCD, LLC	Murdock Ambulatory Surgery Center
8.	1998	0.05	Atlantic Gulf Communities	Lift Station
9.	2000	6.98	Charlotte County School Board	Vacant

Increment III Attachments:

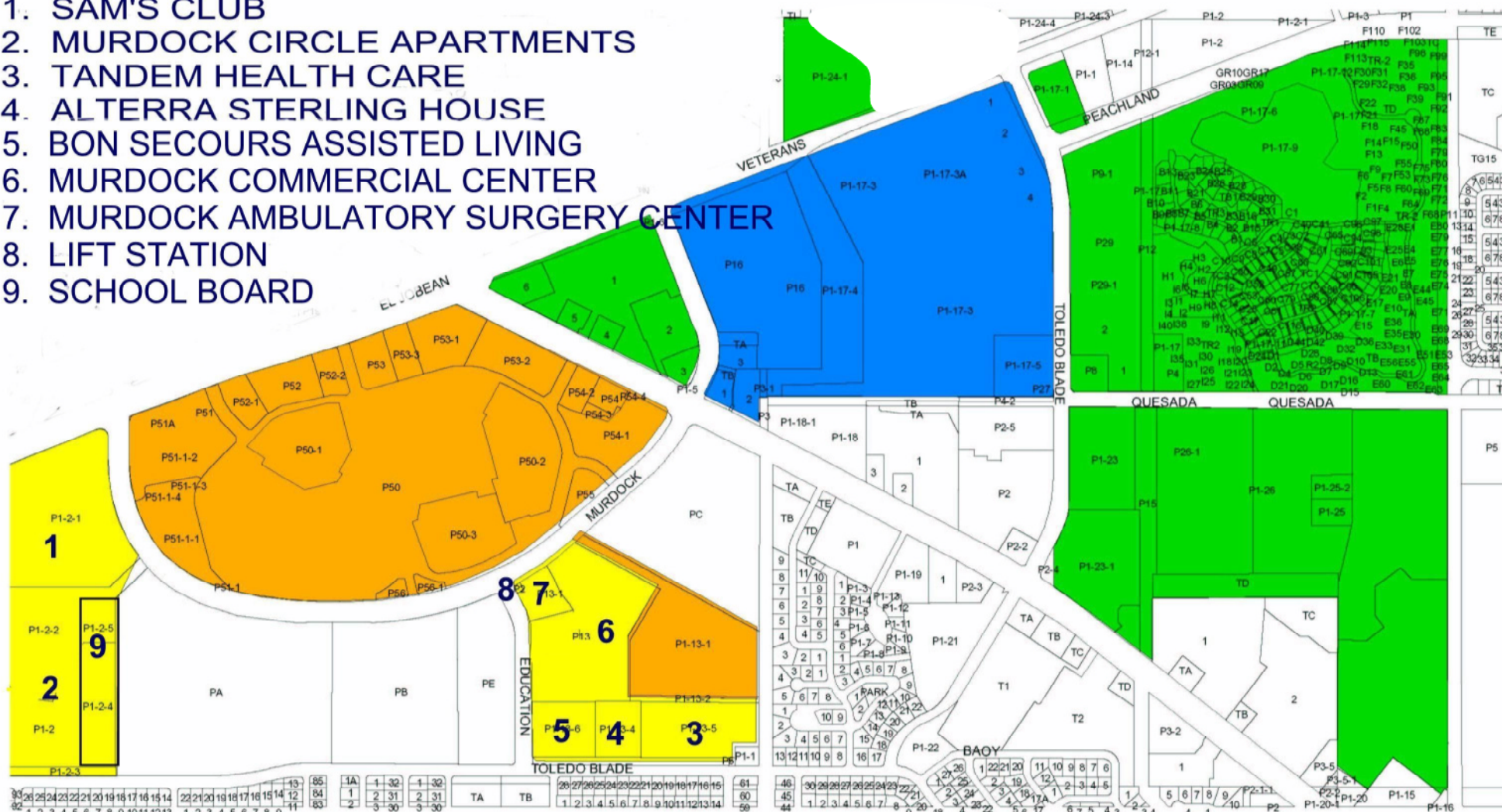
1. Property Location Map CZ-1 and FLUX



Mapped January 13, 2005 by Maggie Hayes

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1. SAM'S CLUB
2. MURDOCK CIRCLE APARTMENTS
3. TANDEM HEALTH CARE
4. ALTERRA STERLING HOUSE
5. BON SECOURS ASSISTED LIVING
6. MURDOCK COMMERCIAL CENTER
7. MURDOCK AMBULATORY SURGERY CENTER
8. LIFT STATION
9. SCHOOL BOARD



SEPTEMBER 2005

 Murdock1  Murdock2  Murdock3  Murdock4

MURDOCK CENTER INCREMENT IV

Map #	Date Sold	Size	Purchaser	Development Name
1.	1994	21.98	Wal-Mart Stores, Inc	Walmart Super Store
2.	1998	1.34	GLW Properties West	Applebees
3.	1995	0.91	Furmans, Inc.	Burger King
4.	1995	1.46	Wachovia Bank	SouthTrust Bank
5.	2003	16.23	Home Depot USA, Inc.	Home Depot
6.	2004	1.21	Colonial Bank, N.A.	Colonial Bank
7.	2004	1.40	Edward & Elizabeth De Paiva	Century 21 Almar
8.	2004	1.00	B F Ft Myers, Inc.	Wendy's
9.	2004	1.12	Dennis J. Fullenkamp, Trustee	Vacant
10.	2002	0.46	Carol West Stevens	Stevens Dental Center
11.	1997	3.55	Port Charlotte One Stop Partnership	Port Charlotte One Stop Center
12.	2004	41.92	Mango Development Group, Inc.	Vacant

Increment IV Attachments:

1. Property Location Map CZ-4



Land Information
Services



0 250 500 Feet

MURDOCK CENTER DRI

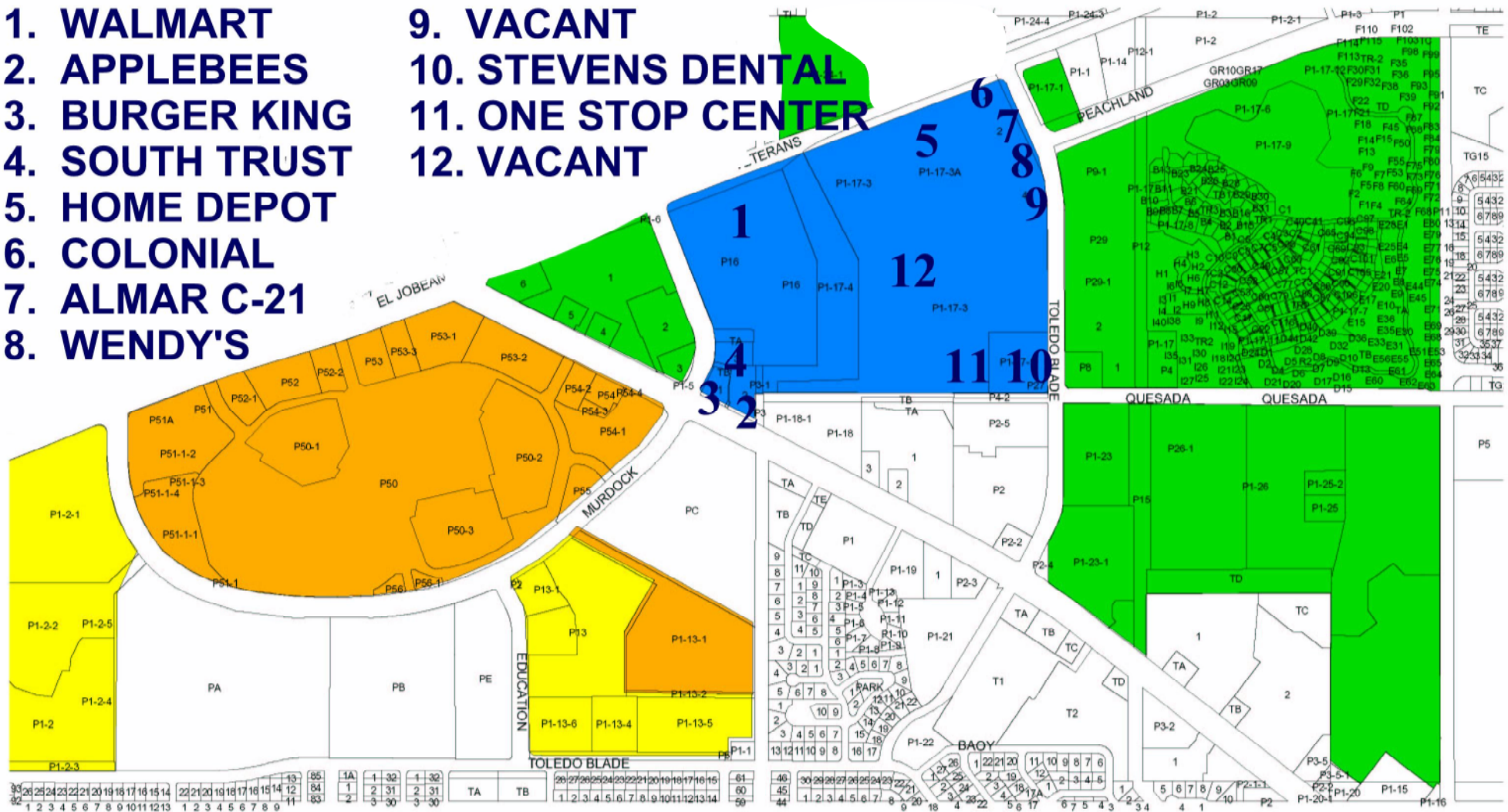
INCREMENT IV

Mapped January 13, 2005 by Maggie Hayes

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DEVELOPMENTS

1. WALMART
2. APPLEBEES
3. BURGER KING
4. SOUTH TRUST
5. HOME DEPOT
6. COLONIAL
7. ALMAR C-21
8. WENDY'S
9. VACANT
10. STEVENS DENTAL
11. ONE STOP CENTER
12. VACANT



SEPTEMBER 2005

Murdock1
 Murdock2
 Murdock3
 Murdock4

EXHIBIT F
MURDOCK CENTER MASTER DEVELOPMENT ORDER
APPROVALS & PERMITS
SEPTEMBER 2005

Charlotte County Resolution 88-83, Murdock Increment I Development Order, June 14, 1988.

Charlotte County Resolution 88-280, changes to construction schedule, December 31, 1988.

Charlotte County Resolution 89-142, changes to master development plan, July 11, 1989.

Charlotte County Resolution 89-367, changes to land use and phasing, December 20, 1989.

Charlotte County Resolution 92-146, changes to land use, July 18, 1992.

Charlotte County Resolution 92-170-A, changes to land use, phasing and proportionate share, August 18, 1992.

Charlotte County Resolution 92-170-B, changes to land use, phasing and proportionate share, August 18, 1992.

Charlotte County Resolution 92-174, provides for Charlotte Co. accepting the Quesada R.O.W.

Charlotte County Resolution 93-188 approved Increment III Development Order October 12, 1993

Charlotte County Resolution 94-96, approved correction of several scrivener's errors contained in Resolution 93-188 concerning the valuation of right-of-way dedications on June 14, 1994.

Preliminary Development Agreement for Murdock Center Increment IV approved by the State of Florida, Department of Community Affairs on August 10, 1994.

Charlotte County Resolution Number 96-231AO, approved Increment IV Development Order on July 22, 1996.

Development Agreement Number 94-107 between Atlantic Gulf Communities Corporation and the Board of County Commissioners, Charlotte County dated May 10, 1994 provided for the relocation of the Pellam Waterway.

Charlotte County Resolution Number 96-230-AO modified Map H, Master Development Order to show the relocated Pellam Waterway, July 25, 1996.

Charlotte County Resolution Number 96-231-AO approved the Incremental Development Order for Increment IV, August 9, 1996.

Charlotte County Resolution Number 97-0360A0 accepted the Special Warranty Deed from Atlantic Gulf Communities for the relocated Pellam Waterway and transferred the County's maintenance responsibility from the previously existing Pellam Waterway to the relocated and completed Pellam Waterway.

Southwest Florida Water Management District conceptual permit number MSW491338, Murdock Watershed, Charlotte County, January 6, 1988.

Southwest Florida Water Management District MSSW permit number 409930.00, Pellam Water Drainage Basin, Charlotte County, June 4, 1992.

Southwest Florida Water Management District modification to permit #MSW491338, for Sams Club in September of 1993.

Southwest Florida Water Management District modification to permit #MSW 491338, October 18, 1993.

Southwest Florida Water Management District permit number MSW409930.01, Pellam Waterway Relocation and Expansion, Charlotte County, modification of MSSW No. 409930.00 providing for the relocation of the Surface Water Management System, Pellam Waterway, between US Highway 41 (Tamiami Trail) and the El Jobean Road extension (Veterans' Boulevard), November 3, 1994.

Southwest Florida Water Management District MSSW permit number 409930.02, Walmart-Port Charlotte, Store No. 721, Atlantic Gulf Communities Corp., December 7, 1994; with transfer to Walmart Stores, Inc, and transfer to Operation Phase April 5, 1996.

Southwest Florida Water Management District MSSW permit number 409930.03, North Port Mitigation Expansion, Atlantic Gulf Communities Corp., modification of MSSW No. 409930.20 (Walmart Store No. 721) providing for off site creation of a 1.50 acre mitigation, June 13, 1995, with transfer to Operation Phase March 19, 1997.

Southwest Florida Water Management District MSSW permit number 409930.04, Charlotte County-Pellam Water Drainage, Charlotte County, modification of MSSA No. 409930.00 (Pellam Waterway) providing for exclusion of that portion of the Pellam Waterway permitted under MSSW 409930.01 dealing with the waterway's relocation between Quesada Avenue and El Jobean Extension (Veterans' Boulevard) March 21, 1995.

Southwest Florida Water Management District MSSW permit number 409930.05, Murdock Retail Center, Atlantic Gulf Communities Corp., April 6, 1995; with transfer Murdock Retail Center Association, Inc. and transfer to Operation Phase April 5, 1996.

Southwest Florida Water Management District MSSW permit number 409930.06, Applebee's at Murdock Retail Center, Apple South, Inc., July 6, 1995; with transfer to Operation Phase April 5, 1996.

Southwest Florida Water Management District MSSW permit number 409930.07, Murdock Circle/El Jobean Road Extension, Charlotte County, November 1, 1995.

Southwest Florida Water Management District permit number MSW409930.08, Burger King at Murdock Retail Center, Atlantic Gulf Communities Corp., December 21, 1995.

Southwest Florida Water Management District permit number MSW402504.00, Town Center Mall.

Florida Department of Environmental Protection (FDEP) Dredge and Fill permit # 082095515 modification # 082513105 for Charlotte County ERP modification of conditions for the expansion and relocation of the Pellam Waterway, dated August 16, 1994.

Florida Department of Environmental Protection Notification of Use of General Permit number DSO8-270058, Murdock Retail Center for construction of an extension to a public water supply distribution system, May 12, 1995.

Florida Department of Environmental Protection Permit number CS08-270042, Murdock Retail Center for construction of a sewer collection/transmission system, July 12, 1995.

Florida Department of Environmental Protection Dredge and Fill Permit number 081354239, Town Center Mall.

Southwest Florida Water Management District MSSW General Permit number 7354.00 to Carrousel Properties, Inc. for Murdock Plaza - Home Depot
April 18, 1990

Southwest Florida Water Management District MSSW General Permit number 7354.001 to Carrousel Properties, Inc. for Murdock Plaza - Home Depot
June 8, 1990

Southwest Florida Water Management District MSSW General Permit number 7354.002 to Home Depot USA, Inc. for Home Depot
October 5, 1990

Southwest Florida Water Management District MSSW General Permit number 7354.003 to Home Depot USA, Inc. for Home Depot
October 23, 1992

Southwest Florida Water Management District MSSW General Permit number 10419.00 to Oaks III Condominium Association for Sales and Rental Office
November 24, 1992

Southwest Florida Water Management District MSSW General Permit number 10485.00 to Charlotte County for Quesada Avenue Road Project
January 29, 1993

Southwest Florida Water Management District MSSW General Permit number 7354.004 to Home Depot USA, Inc for Home Depot
February 24, 1993

Southwest Florida Water Management District MSSW General Permit number 10502.00 to Florida Power & Light Company for FP&L Coast Substation
March 5, 1993

Southwest Florida Water Management District MSSW General Permit number 1338.025 to Flagstar Corporation for Denny's Restaurant
July 1, 1993

Southwest Florida Water Management District MSSW General Permit number 10485.001 to Charlotte County for Quesada Avenue Road Project Phase II
October 29, 1993

Southwest Florida Water Management District MSSW General Permit number 1338.027 to K. R. Chicken Limited for Kenny Rogers Roasters Restaurant
May 13, 1994

Southwest Florida Water Management District MSSW General Permit number 1338.031 to General Development Corporation for El Jobean Road Extension
November 1, 1995

Southwest Florida Water Management District ERP Standard Permit number 15549.00 to Charlotte County for Franz Ross Park
August 1, 1996

Southwest Florida Water Management District ERP Standard Permit number 17177.00 to Heritage Park Community for Heritage Oak Park Model Center
October 23, 1997

Southwest Florida Water Management District MSSW General Permit number 1338.040 to Sembler Equities, Inc. For Gulf Coast Community Bank
December 19, 1997

Southwest Florida Water Management District ERP Standard Permit number 6802.003 to Brad Baldwin for Quality Self-Storage
April 8, 1998

Southwest Florida Water Management District ERP Standard Permit number 17177.001 to Heritage Park Community for Heritage Oak Park HOA
June 23, 1998

Southwest Florida Water Management District MSSW General Permit number 3566.001 to Florida DOT for US Highway 41 & SR 776 widening
December 1, 1998

Southwest Florida Water Management District ERP Standard Permit number 17177.002 to Heritage Park Community for Heritage Oak Park Phase II recreation Center and residential May 27, 1999

Southwest Florida Water Management District ERP Standard Permit number 19142.00 to Related Assets, inc. For Murdock Professional Center
October 6, 1999

Southwest Florida Water Management District ERP Standard Permit number 17177.003 to Ramar LTD for Heritage Oak Park
January 12, 2000

Southwest Florida Water Management District ERP Standard Permit number 15549.001 to Charlotte County for Franz Ross Park
April 25, 2000

Southwest Florida Water Management District ERP Standard Permit number 17177.004 to Heritage Park Community for Heritage Oak Park Phase III
May 8, 2000

Southwest Florida Water Management District ERP Standard Permit number 15549.002 to Charlotte County for Franz Ross Park
June 15, 2000

Southwest Florida Water Management District ERP Standard Permit number 19142.001 to Zorro Trust for Crestview Place Commercial Subdivision
July 12, 2000

Southwest Florida Water Management District ERP Standard Permit number 19142.002 to Suncoast Schools Federal Credit Union for suncoast Schools Federal Credit Union offices
July 20, 2000

Southwest Florida Water Management District ERP Standard Permit number 17177.006 to Heritage Park Community for Heritage Oak Park Phase IV
February 2, 2001

Southwest Florida Water Management District ERP Standard Permit number 17177.007 to Heritage Park Community for Heritage Oak Park Final Build Out
December 19, 2001

Southwest Florida Water Management District ERP Standard Permit number 17177.008 to Heritage Park Community for Heritage Oak Park Phase VI Redesign
June 27, 2002

Southwest Florida Water Management District ERP Standard Permit number 17177.009 to Heritage Park Community for Heritage Oak Park 1 Acre Addition
January 22, 2003

Southwest Florida Water Management District ERP Standard Permit number 19142.003 to Panther Hollow LL for Quesada Dental Building at Crestview
May 20, 2003

Southwest Florida Water Management District MSSW General Permit number 1338.053 to Target Corp. for Target Store Port Charlotte
October 2, 2003

Southwest Florida Water Management District ERP Standard Permit number 24545.00 to Charlotte County for Toledo Blade Extension
November 7, 2003

Southwest Florida Water Management District ERP Standard Permit number 26589.00 to Alliant Quesada LLC for Publix at Toledo Blade
June 28, 2004

Southwest Florida Water Management District ERP Standard Permit number 7354.005 to Win-Tamiami LTD for Paradise Shoppes at Toledo Blade
August 10, 2004

Southwest Florida Water Management District ERP Standard Permit number 19142.004 to Suncoast Car Care Inc. for Toledo Blade Car Wash
November 29, 2004

Southwest Florida Water Management District ERP Standard Permit number 7354.006 to Win-Tamiami LTD for Paradise Shoppes at Toledo Blade
February 1, 2005

Southwest Florida Water Management District MSSW General Permit number 10485.002 to Charlotte County for Quesada Avenue Road Project
June 23, 2005

Southwest Florida Water Management District ERP STANDARD MINOR GENERAL PERMIT Number 1338032 to St. Joseph Hospital of Florida for St. Joseph Hospital Assisted Living facility.
October 2, 1996.

Southwest Florida Water Management District ERP STANDARD MINOR GENERAL PERMIT Number 1338034 to Alterra Corporation for Sterling House of Port Charlotte.
December 10, 1996.

Southwest Florida Water Management District ERP STANDARD GENERAL PERMIT Number 1338037 to Extendicare Health Facilities for Arbor Nursing Home.
April 15, 1997.

Southwest Florida Water Management District ERP STANDARD GENERAL PERMIT Number 1338046 to Murdock Circle Partners, LTD for Murdock Circle Apartments.
June 21, 2000.

Southwest Florida Water Management District MSSW GENERAL PERMIT Number 1338051 to Walmart Stores, Inc. for Sam's Club.
May 15, 2001.

Southwest Florida Water Management District ERP STANDARD GENERAL PERMIT Number 1338056 to MCD, LLC for Murdock Ambulatory Surgery Center.
April 22, 2005.

Southwest Florida Water Management District ERP STANDARD GENERAL PERMIT Number 28353000 to Peace River Development, LLC for Murdock Commercial Center.
April 25, 2005.

Charlotte County approval of a FINAL SITE PLAN, Number DRC-DSRB-F-04-04 to MDC, LTD for Murdock Ambulatory Surgery Center.
May 20, 2005

Charlotte County approval of a PRELIMINARY SITE PLAN, Number DRC-DSRB-P-05-01 to Peace River Development, LLC for Murdock Circle Commercial Center.
June 7, 2005

Southwest Florida Water Management District MSSW permit number 409930.03, to Atlantic Gulf Communities Corp. for North Port Mitigation Expansion, modification of MSSW No. 409930.02 (Walmart Store No. 721) providing for off site creation of a 1.50 acre mitigation, June 13, 1995, with transfer to Operation Phase March 19, 1997.

Southwest Florida Water Management District MSSW permit number 409930.04, to Charlotte County for Pellam Water Drainage, modification of MSSW N. 409930.00 (Pellam Waterway) providing for exclusion of that portion of the Pellam Waterway permitted under MSSW 409930.01 dealing with the waterway's relocation between Quesada Avenue and El Jobean Extension (Veterans' Boulevard)
March 21, 1995.

Southwest Florida Water Management District MSSW permit number 409930.05, to Atlantic Gulf Communities Corp. for Murdock Retail Center,, April 6, 1995; with transfer Murdock Retail Center Association, Inc. and transfer to Operation Phase April 5, 1996.

Southwest Florida Water Management District MSSW permit number 409930.06, to Apple South, Inc. for Applebee's at Murdock Retail Center, July 6, 1995; with transfer to Operation Phase
April 5, 1996.

Southwest Florida Water Management District MSSW permit number 409930.07, to Charlotte County for Murdock Circle/El Jobean Road Extension,
November 1, 1995.

Southwest Florida Water Management District permit number MSW 409930.08, to Atlantic Gulf Communities Corp. for Burger King at Murdock Retail Center,
December 21, 1995.

Florida Department of Environmental Protection Notification of Use of General Permit number DSO8-270058, to Murdock Retail Center for construction of an extension to a public water supply distribution system,
May.12, 1995.

Florida Department of Environmental Protection Permit Number CSO8-270042, to Murdock Retail Center for construction of a sewer collection / transmission system
July 12, 1995.

Development Agreement Number 94-107 between Atlantic Gulf Communities Corporation and the Board of County Commissioners, Charlotte County provided for the relocation of the Pellam Waterway.
May 10, 1994

Preliminary Development Agreement for Murdock Center Increment IV approved by the State of Florida, Department of Community Affairs
August 10, 1994.

Charlotte County Resolution Number 96-231A0, approved Increment IV Development Order
July 22, 1996.

Charlotte County Resolution Number 97-0360A0 accepted the Special Warranty Deed from Atlantic Gulf Communities for the relocated Pellam Waterway and transferred the County's maintenance responsibility from the previously existing Pellam Waterway to the relocated and completed Pellam Waterway.

Charlotte County Resolution Number 96-1231AA approved Development Order for Incremental DRI Amendment establishing a new project name, listing a new owner and providing a new build-out date of November 30, 2005.
March 16, 1999.

Army Corps of Engineers Permit Number 199900176 (NW-PW) approved to fill 1.49 acres of agency jurisdictional wetlands
August 11, 1999.

Charlotte County Community Development Department Land Development Section, Conditional Development Review Committee (DRC) Preliminary Approval, in public hearing
March 23, 2000 for:

1. Century Park Center (Infrastructure)
2. Century Park Professional Complex
3. Century Park Plaza

Florida Department of Environmental Protection General Use (domestic wastewater collection/transmission system) Permit PA # 44274-057 DWC-CG (Eastport Reclamation WWTP) issued August 2, 2000 for:

- a. Century Park Center (Infrastructure)
- b. Century Park Professional Complex
- c. Century Park Plaza

Florida Department of Environmental Protection General Use (public water supply distribution system) Permit No. 173031-001 DSGP issued August 24, 2000 for:

- a. Century Park Center (Infrastructure)
- b. Century Park Professional Complex
- c. Century Park Plaza

Charlotte County Utilities - Construction (water and sewer) Plans Approval for Project Reference No. 1394 issued August 28, 2000 for:

- a. Century Park Center (Infrastructure)
- b. Century Park Professional Complex
- c. Century Park Plaza

Charlotte County Public Works: Transportation Division Approval: Signalization Design and Construction Plans Approval (off-site improvements) for Project Reference No. 1456 issued August 28, 2000 for Century Park Center.

Southwest Florida Water Management District Permit Number 44009930.010 (ERP Standard General) issued Nov 28, 2000 and expires Nov 28, 2005; providing for

- a. 4.29 acres of impervious for Century Park Infrastructure
- b. 2.89 acres of impervious for Century Park Professional Complex; 5 acre tract, 15 - 3,000 sf office buildings
- c. 1.05 acres of impervious for Century Park Retail Plaza; 7.72 acre tract.

The entire 63.04 acres falls within the Pellam Waterway Subbasin No. 1A2; provides for all water quality and attenuation and therefore Century Park Center was permitted and is to be constructed under Management and Storage Surface Waters Permit Nos. 40009930.000 and 40009930.001 titled Charlotte County - Pellam Water Drainage and Pellam Waterway Relocation and Expansion, respectively.

Charlotte County Community Development Department Land Development Section, Approval of Stormwater Management Plan, Permit No. SW 00-45C, issued February 16, 2001 for:

- a. Century Park Center (Infrastructure)
- b. Century Park Professional Complex
- c. Century Park Plaza

Southwest Florida Water Management District ERP Standard General Permit number 9930.09, to Port Charlotte One Stop Partner for Port Charlotte One Stop Center February 26, 1998

Southwest Florida Water Management District MSSW General Permit number 9930.11, to South Trust Bank of Southwest Florida for South Trust Bank November 21, 2001

Southwest Florida Water Management District ERP Standard General Permit number 9930.12, to Carol W. Stevens for Stevens Dental Center
August 28, 2002

Southwest Florida Water Management District ERP Standard General Permit number 9930.13, to The Home Depot for Home Depot Port Charlotte
October 15, 2002

Southwest Florida Water Management District ERP Standard General Permit number 9930.14, to Charlotte County for Pellam Waterway Control Structure
November 26, 2002

Southwest Florida Water Management District ERP Standard General Permit number 9930.16, to BF Ft Myers, Inc. for Wendy's Port Charlotte
December 12, 2003

Southwest Florida Water Management District ERP Standard General Permit number 9930.17, to BF Ft Myers, Inc. for Colonial Bank, Port Charlotte
March 8, 2004

Southwest Florida Water Management District ERP Standard General Permit number 9930.18, to Home Depot USA, Inc. for Home Depot Port Charlotte
January 13, 2005

Southwest Florida Water Management District ERP Standard General Permit number 9930.19, to Edward & Elizabeth De Paiva for Century 21-Home Depot Commercial Park #2
April 5, 2005

Southwest Florida Water Management District ERP Standard General Permit number 9930.20, to Charlotte County for Pellam Waterway Control Structure
June 7, 2005

EXHIBIT G
MURDOCK CENTER MASTER DEVELOPMENT ORDER
SPECIFIC CONDITIONS
SEPTEMBER 2005

The following Development Order Conditions have been implemented pursuant to Exhibit 2, Conditions of Development Approval for Murdock Center DRI A. All other conditions requiring ongoing consistency or cooperation on the part of the AMDA Applicant are implemented as appropriate.

Section 1 - **General Conditions**

- A.13 A Design Review Board was established on September 1, 1987 by Charlotte County in accordance with the requirements of this condition.

Section 8 - **Water Supply**

- A.1 Update projections are now a function of Charlotte County Utilities, who is now the owner of the Utility plant.

Section 12 - **Police**

The 3 acre site that was indicated on Map H of the AMDA has been deleted per Charlotte County Resolution 92-170-B.

Section 13 - **Fire**

The 3 acre site that was indicated on Map H of the AMDA has been deleted per Charlotte County Resolution 92-170-B.

Section 14 - **Health Care**

The 3 acre site that was indicated on Map H of the AMDA is not needed for County government use has been deleted per Charlotte County Resolution 92-170-B.

Section 16 - **Recreation and Open Space**

The 32 acre site as indicated on Map H of the AMDA for potential park and recreation use has been shown for that use on the conceptual Master Plan for Increment 1 per Charlotte County Resolution 92-170-A, and has been deeded to Charlotte County.

Section 20 - **Transportation**

- A.2 Atlantic Gulf submitted the Road Network Master Plan, approved and adopted by Charlotte County via a Developers Agreement dated November 11, 1987.
- A.5 Atlantic Gulf resolved and satisfied the requirements of Resolution No. 88-83 regarding Kenilworth Boulevard.
- A.11 In February 1988 an Interchange Study for Raintree/1-75 became available, was presented to the FDOT I-75 Corridor Committee, and was found by FDOT to be located too close to the existing interchange at Kings Highway (Exit 31).
- A.12 Table 1.3 update: SR 776: FDOT, Charlotte County and Mariner Group entered into an agreement for the 4-laning of SR 776 from the Myakka River Bridge to the existing 4-lane section at the intersection of Collingswood and SR 776. This work has been completed to El Jobean.

The applicant funded and completed construction of a segment of U.S. 41 from SR 776 to Paulson Drive. The work has been completed.

The extension of El Jobean Blvd, FKA Kennilworth Blvd,. (now re-named Veterans Blvd.) has been completed as a two lane road from Toledo Blade Boulevard to Kings Highway and the I-75 Interchange and from Toledo Blade Boulevard to US 41 as a four lane road.

EXHIBIT H
MURDOCK CENTER MASTER DEVELOPMENT ORDER
INFORMATION REQUIRED BY DEVELOPMENT ORDER
SEPTEMBER 2005

Provide any information that is specifically required by the development order to be included in the annual report.

- a. Describe any changes made to the conceptual development plan, as outlined in the AMDA, for the report year and anticipated for the following year.

See Exhibit A.

- b. Identify any tracts of land that have been sold to a separate entity or developer, and provide a listing of the new land owners or their agents, along with a disclosure concerning responsibilities for meeting conditions of the MDO that run with the land.

The deeds for each tract sold contain a disclosure that the properties are subject to the Master Development Orders and that those development orders run with the land. See Exhibit D.

- c. Identify intended uses of land purchases, leases, options adjacent to the DRI site, since the MDO was adopted.

There have been no land purchases, leases, or options adjacent to the DRI site since the MDO was adopted.

- d. Assess the development's and local government's compliance with the conditions of approval contained in the MDO.

The development is in compliance with applicable conditions of the MDO, see Exhibit G.

- e. Provide any requests for substantial deviation determinations that were filed in the reporting year and are anticipated to be filed during the following year.

None.

f. Provide an update showing the consistency and compliance of each Capital Facilities Plan required by Condition 17 of the General Conditions of Exhibit 2 of the MDO.

- a. **The Capital Facilities Plan (CFP) for Increment I was approved as part of the IDO on June 14, 1988. Atlantic Gulf Communities as the applicant is in compliance with the approved CFP. Charlotte County, Atlantic Gulf and other parties (FDOT, Mariner Group etc.) entered into agreements to accomplish required road improvements.**
- b. **The Capital Facilities Plan (CFP) for Increment II was approved as part of the IDO-II on November 1, 1987. The applicant appears to be in compliance with the approved CFP. Charlotte County and the Increment II applicant entered into agreements to accomplish required roadway improvements.**
- c. **The Capital Facilities Plan (CFP) for Increments III and IV were also approved with their respective Development Orders. The applicant and Charlotte County have identified the necessary improvements for those Increments and those improvements for Increment III have been completed. An Escrow Agreement, which provided funding by Atlantic Gulf for Increment IV improvements was approved by Charlotte County.**
- d. **A complete update and assessment of Road Construction and Traffic Improvements was submitted as part of the Increment IV application.**

g. All other requirements as specified by the SWFRPC.

List significant local, state and federal permits which have been obtained for activities which relate to regional or state issues that were addressed in the AMDA or development order.

See Exhibit F.

h. Provide a statement that all persons have been sent a copy of the Annual Report in compliance with Chapter 380.06(18)F.S.

See Paragraph 10.

i. Provide a copy of the Notice of Adoption or any modification(s) to the MDO, that were recorded pursuant to Chapter 380.06(15)(f).

The following Notice of Adoptions were previously submitted:

- a. Resolution 87-280,
- b. Resolution 89-142,
- c. Resolution 89-367.
- d. Resolution 92-146
- e. Resolution 89-147
- f. Resolution 92-170-B
- g. Resolution 92-174
- h. Resolution 93-189
- i. Resolution 94-102
- j. Resolution 96-123-0A0
- k. Resolution 96-123-1A0

The following Resolutions are attached to Exhibit A:

- a. Resolution 96-230-A0
- b. Resolution 96-231-A0
- c. Resolution 2003-053
- d. Resolution 2004-049